

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Ron Moreno, Director of Public Works/City Engineer

DATE: March 24, 2026

SUBJECT: Adopt Resolution to Amend the Transportation Uniform Mitigation Fee Program

PREPARED BY: Anissa Sharp, Senior Management Analyst
Brooke Fagan, Management Analyst

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TEMECULA AMENDING THE APPLICABLE
TRANSPORTATION UNIFORM MITIGATION FEE (TUMF)
APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF
TEMECULA AND FINDING THIS RESOLUTION EXEMPT
FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA)

BACKGROUND: The City of Temecula (City) is a Member Agency of the Western Riverside Council of Governments (“WRCOG”), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. Acting in concert, in 2002-2003, WRCOG member jurisdictions developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials due to new development in Western Riverside County could be made up in part by a Transportation Uniform Mitigation Fee (“TUMF”) on future residential, commercial, and industrial development.

As a Member Agency of WRCOG and as a TUMF participating jurisdiction, the City participated in the preparation of a certain "Western Riverside County Transportation Uniform Fee Nexus Study," dated October 18, 2002 (the "2002 Nexus Study") prepared in compliance with the Mitigation Fee Act (Government Code Section 66000 et seq.) and adopted by the WRCOG executive committee.

WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program; and The City Council adopted and implemented an ordinance amending Chapter 15.08 to reflect changes in the TUMF network and the cost of construction in order to update the TUMF and adopt the 2016 Nexus Study.

In 2018, the TUMF Program was altered to adopt a process in which WRCOG calculates and collects TUMF on behalf of member agencies under the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2018. The City adopted Ordinance 19-01 amending Chapter 15.08 and allowing WRCOG to calculate and collect TUMF on behalf of the City.

WRCOG, with the assistance of TUMF Participating Jurisdictions, has prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees. The WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program.

The Executive Committee set the fee levels as follows:

- (1) \$12,705 per single family residential unit 1,800 square feet or less
- (2) \$14,292 per single family residential unit between 1,801 and 2,300 square feet
- (3) \$15,881 per single family residential unit between 2,301 and 2,700 square feet
- (4) \$19,851 per single family residential unit greater than 2,700 square feet
- (5) \$8,021 per multi-family residential unit
- (6) \$2.39 per square foot of an industrial project
- (7) \$7.92 per square foot of a retail commercial project
- (8) \$5.02 per square foot of a service commercial project
- (9) \$2.51 per square foot of a service Class A and B Office

Continuation of the TUMF program will mitigate growing traffic impacts on the Regional System and allow the fees to be used to construct transportation improvements that are necessary for the safety, health and welfare of the residential and non-residential users. This action supports the City’s Core Values i.e., Mobility and Connectivity.

FISCAL IMPACT: The City of Temecula’s existing ordinance provides the legal basis for a revised TUMF schedule. The attached resolution will establish the Fee Schedule for TUMF as follows:

From July 1, 2026, the fee schedule shall be as follows:

- (1) \$12,705 per single family residential unit 1,800 square feet or less
- (2) \$14,292 per single family residential unit between 1,801 and 2,300 square feet
- (3) \$15,881 per single family residential unit between 2,301 and 2,700 square feet
- (4) \$19,851 per single family residential unit greater than 2,700 square feet
- (5) \$8,021 per multi-family residential unit
- (6) \$2.39 per square foot of an industrial project
- (7) \$7.92 per square foot of a retail commercial project
- (8) \$5.02 per square foot of a service commercial project
- (9) \$2.51 per square foot of a service Class A and B Office

ATTACHMENTS:

1. Resolution
2. Notice of Public Hearing