

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

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

DATE: March 24, 2026

SUBJECT: Introduce Ordinance Amending the Western Riverside County Transportation Uniform Mitigation Fee Program to Update Participation

PREPARED BY: Anissa Sharp, Senior Management Analyst
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RECOMMENDATION: That the City Council introduce an ordinance entitled:

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 15.08 OF THE TEMECULA MUNICIPAL CODE, WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM, TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS AND REVISE THE DEFINITIONS OF “MULTI-FAMILY RESIDENTIAL UNIT” AND “SINGLE FAMILY RESIDENTIAL UNIT” TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM AND FINDING THIS ORDINANCE EXEMPT FROM CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

SUMMARY OF ORDINANCE: Proposed amendment to the Western Riverside County Transportation Uniform Mitigation Fee ordinance to update participation and revise format.

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.

On December 1, 2025, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses tied to the September indices of the National Association of Realtors and Engineering News Record with a cap at 5% of any annual adjustments; and an automatic CCI adjustment ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates; and this approach also allows for consistency and predictability for the TUMF Program, while ensuring that the fair share principles under AB 1600 are satisfied; and the City Council desires to provide for automatic inflationary adjustments to the TUMF to reflect changes in construction costs over time, without modifying the underlying fee nexus, land use assumptions, or fee methodology; and this Ordinance also includes minor updates to the definitions portion of the previous Ordinance to clarify the definitions of residential units.

This action supports the City's Core Values, i.e., Mobility and Connectivity.

FISCAL IMPACT: The adoption of the proposed amendment will have no fiscal impact.

ATTACHMENTS:

1. Ordinance
2. Notice Of Public Hearing