

**CITY OF TEMECULA
AGENDA REPORT**

TO: City Manager/City Council

FROM: Patrick Thomas, Director of Public Works/City Engineer

DATE: May 26, 2020

SUBJECT: Approve a Resolution to Amend the Transportation Uniform Mitigation Fee (TUMF) Program

PREPARED BY: Ron Moreno, Senior Civil Engineer
Anissa Sharp, Office Specialist II

RECOMMENDATION: That the City Council adopt a resolution entitled:

RESOLUTION NO. 2020-

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

BACKGROUND: The City of Temecula is a Member Jurisdiction 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 jurisdiction of WRCOG and as a TUMF participating jurisdiction, the City of Temecula participated in the preparation of a certain “Western Riverside County Transportation Uniform Fee Nexus Study” (“2002 Nexus Study”) later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the City of Temecula adopted and implemented an ordinance authorizing the City’s participation in a TUMF Program.

Pursuant to the Mitigation Fee Act (Gov. Code §§ 66000 *et seq.*), WRCOG prepared a new Nexus Study (“2016 Nexus Study”) to update the fees. On July 10, 2017, the WRCOG Executive Committee reviewed the 2016 Nexus Study and recommended TUMF participating jurisdictions update their fees by amending their applicable TUMF Ordinances to reflect changes in the TUMF Network and the cost of construction.

As written in the TUMF Administration Plan, WRCOG is required to report yearly on the Construction Cost Index (CCI) and provide information regarding cost increases. Based upon the CCI data provided by WRCOG, construction costs increased by approximately 5%. The WRCOG Public Works, Technical Advisory, and Administration & Finance Committees all approved adjusting the TUMF fees to account for CCI increase. On November 4, 2019, the TUMF CCI adjustment was approved by the WRCOG Executive Committee.

FISCAL IMPACT: The City of Temecula's existing ordinance provides the legal basis for a revised TUMF schedule. The actual TUMF schedule will be established by resolution of the City Council.

The attached resolution will establish the Fee Schedule for TUMF as follows:

A. There is hereby adopted the following TUMF schedule:

- (1) \$9,146.00 per single family residential unit
- (2) \$6,134.00 per multi-family residential unit
- (3) \$1.77 per square foot of an industrial project
- (4) \$7.50 per square foot of a retail commercial project
- (5) \$4.56 per square foot of a service commercial project
- (6) \$2.19 per square foot of a service Class A and B Office

B. For single-family residential, multi-family residential and non-residential projects, the revised fees set shall be phased in as follows:

From July 1, 2020 to December 31, 2020, the fee schedule shall be as follows:

- (1) \$9,478.00 per single family residential unit
- (2) \$6,389.00 per multi-family residential unit
- (3) \$1.81 per square foot of an industrial project
- (4) \$7.50 per square foot of a retail commercial project
- (5) \$4.75 per square foot of a service commercial project
- (6) \$2.38 per square foot of a service Class A and B Office

From January 1, 2021 to June 30, 2021, the fee schedule shall be as follows:

- (1) \$9,810.00 per single family residential unit
- (2) \$6,389.00 per multi-family residential unit
- (3) \$1.81 per square foot of an industrial project
- (4) \$7.50 per square foot of a retail commercial project
- (5) \$4.75 per square foot of a service commercial project
- (6) \$2.38 per square foot of a service Class A and B Office

ATTACHMENTS: Resolution