

**CITY OF TEMECULA  
AGENDA REPORT**

**TO:** City Manager/City Council

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

**DATE:** September 28, 2021

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

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

**RECOMMENDATION:** That the City Council adopt a resolution entitled:

RESOLUTION NO. 2021-

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.

At the July 7, 2021 WRCOG Executive Committee meeting, WRCOG staff presented a TUMF CCI adjustment for consideration. The Executive Committee approved the item and set the fee levels to be in effect as of January 1, 2022 as follows:

- Single Family: \$10,104.00 per dwelling unit
- Multi-Family: \$6,580.00 per dwelling unit
- Retail: \$7.72 per square foot
- Service: \$4.89 per square foot
- Industrial: \$1.86 per square foot

**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 January 1, 2022 the fee schedule shall be as follows:

- (1) \$10,104.00 per single family residential unit
- (2) \$6,580.00 per multi-family residential unit
- (3) \$1.86 per square foot of an industrial project
- (4) \$7.72 per square foot of a retail commercial project
- (5) \$4.89 per square foot of a service commercial project
- (6) \$2.45 per square foot of a service Class A and B Office

**ATTACHMENTS:**

1. Resolution
2. Notice of Public Hearing