



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Yu Tagai, City Engineer

**Date:** February 24, 2026

**Subject:** Participation in the Transportation Uniform Mitigation Fee (TUMF) Program;  
and Adopting a TUMF Schedule

### **Recommendation**

1. Introduce by title only and waive further reading of AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, AMENDING CHAPTER 16.83 OF THE LAKE ELSINORE MUNICIPAL CODE TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM; and
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN CITY OF LAKE ELSINORE.

### **Background**

The City 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 the 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.

## TUMF Ordinance Update

As a Member Jurisdiction 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,” (“2002 Nexus Study”) later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the City 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 has prepared a new nexus study (“2024 Nexus Study”) to update the fees. On September 9, 2024, the WRCOG Executive Committee reviewed the 2024 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. On February 25, 2025, the City approved and adopted the 2024 Nexus and its findings.

On December 1, 2025, the WRCOG Executive Committee approved the implementation of an automatic Construction Cost Index (“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.

### **Discussion**

The proposed Ordinance provides the legal basis for a revised TUMF schedule and allows for an automatic annual CCI adjustments tied to the approved construction cost indices. An automatic CCI adjustment ensures that fees keep pace with increases in constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates. The proposed Ordinance also provides minor refinements to the definitions of a single-family and multi-family residential development.

The actual TUMF schedule will be established through the Resolution. The CCI adjustment of 2.6% will be effective July 1, 2026.

The resolution will establish the Fee Schedule for TUMF 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

### **Fiscal Impact**

Proposed Ordinance will update the TUMF schedule for all new development based on the approved CCI fee adjustment.

TUMF Ordinance Update

**Attachments**

Attachment 1 – Ordinance  
Attachment 2 – Resolution