CITY OF WILDOMAR
CITY COUNCIL REGULAR MEETING
CONSENT CALENDAR
Agenda Staff Report # 1.6
Meeting Date: May 13, 2026

SUBJECT: Second Reading of Ordinance No. 263 Amending Ordinance No. 249 to Establish Construction Cost Index Adjustments to the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Adopt an Ordinance entitled:

ORDINANCE NO. 263
AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING ORDINANCE NO. 249 TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

SUMMARY:
Second Reading of Ordinance No. 263 Amending Ordinance No. 249 to Establish Construction Cost Index Adjustments to the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program

BACKGROUND:
The City of Wildomar 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. As a Member Jurisdiction of WRCOG and as a TUMF Participating Jurisdiction, 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 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 March 12th, 2025, the City held a public hearing to introduce Ordinance 249 and adopt Resolution 2025-8 to incorporate the 2024 Nexus Study. The ordinance and resolution went into effect on May 11th, 2025.

DISCUSSION:
This ordinance adds an additional section to Ordinance No. 249 to allow the schedule of fees to be increased automatically in accordance with a Construction Cost Index each July 1st starting in 2027.

FISCAL IMPACT:
Fees related to the Transportation Uniform Mitigation Fee Program are collected and maintained by WRCOG. The City does not receive any portion of the fees at collection. However, as a TUMF Program participant, the City does receive reimbursements on TUMF-approved projects from WRCOG. The amounts are based on funding agreements with WRCOG for projects approved as part of the Southwest Riverside County Transportation Improvement Plan created by WRCOG.

ATTACHMENTS:
Ordinance No. 263 - TUMF CCI Increase.docx