

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 3.40
(ID # 30087)

MEETING DATE:

Tuesday, April 14, 2026

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Adoption of Ordinance No. 824.20, an Ordinance of the County of Riverside Amending Ordinance No. 824 Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program to increase the fees and update the fee increase based on the Construction Cost Index under the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program - CEQA Exempt pursuant to State CEQA Guidelines 15061(b) (common sense) and 15273 (Rates Tolls and Fares) - Districts 1, 2, 3, and 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Ordinance No. 824.20 is not a project under the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15378, and is otherwise statutorily and categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15061(b) (Common Sense Exemption) and 15273 (Rates Tolls and Fares Exemption) based on the findings and analysis contained herein and in the attached Notice of Exemption;
2. Adopt Ordinance No. 824.20, an Ordinance of the County of Riverside Amending Ordinance 824 Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program to increase the fees and update the fee increase based on the Construction Cost Index under the Western Riverside Council of Governments Transportation Uniform Mitigation Fee Program; and
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk and State Clearinghouse within five (5) working days of approval by the Board.


ACTION:Policy


Dennis Acuna, Director of Transportation 3/10/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Washington and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 824.20 is adopted with waiver of the reading.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: April 14, 2026
xc: Transp., Recorder, State Clearinghouse, COB/MC/AB/DL/AG

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside (County) is a Member Jurisdiction of the Western Riverside Council of Governments (WRCOG), a joint powers agency composed of the County and eighteen (18) cities located in Western Riverside County. 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 County 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 County adopted and implemented an ordinance authorizing the County's participation in a TUMF Program.

On September 9, 2024, the WRCOG Executive Committee adopted the 2024 TUMF Nexus Study to reflect changes in the TUMF Program. WRCOG is required each year after approval of the Nexus Study, per the TUMF Administrative Plan, to present the proposed construction cost index (CCI) adjustment for consideration by the Executive Committee. The CCI is an administrative element of the TUMF that is intended to keep the dollar value of the TUMF Program whole. On December 1, 2025, the Executive Committee approved the implementation of automatic annual TUMF CCI adjustment during their meeting. With this approval, the WRCOG Executive Committee has recommended that member agencies prepare amendments to their respective ordinances to adopt and implement the new TUMF fees based on the CCI adjustment.

On February 10, 2026 (Agenda Item 3.27), the County of Riverside Board of Supervisors (Board) approved the Initiation of an Amendment to Ordinance No. 824 that directed the Transportation Department to prepare and process the ordinance amendment. On March 10, 2026 (Agenda Item 3.25), the Board introduced Ordinance No. 824.20, which amends and updates the Transportation Uniform Mitigation Fee (TUMF) based on the County's participation in the Western Riverside Council of Governments (WRCOG) TUMF program.

The current Fee Schedule for TUMF is as follows:

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Land Use Type	Unit	Current TUMF Fee
Single-Family Residential 1,800 square feet or less	Per Dwelling Unit	\$12,380
Single-Family Residential 1,801-2,300 square feet	Per Dwelling Unit	\$13,927
Single-Family Residential 2,301-2,700 square feet	Per Dwelling Unit	\$15,476
Single-Family Residential more than 2,700 square feet	Per Dwelling Unit	\$19,344
Multi-Family Residential	Per Dwelling Unit	\$7,816
Retail Commercial	Per Square Feet	\$7.72
Service Commercial	Per Square Feet	\$4.89
Industrial	Per Square Foot	\$2.33
Class A Office	Per Square Foot	\$2.45
Class B Office	Per Square Foot	\$2.45

Based on the recommendations of the WRCOG Executive Committee on December 1, 2025, Subsection A of Section 6 of Riverside County Ordinance No. 824 will be amended and establish the Fee Schedule for TUMF as follows:

Land Use Type	Unit	60 Days Post Adoption by Board of Supervisors, July 1, 2026
Single-Family Residential 1,800 square feet or less	Per Dwelling Unit	\$12,705
Single-Family Residential 1,801-2,300 square feet	Per Dwelling Unit	\$14,292
Single-Family Residential 2,301-2,700 square feet	Per Dwelling Unit	\$15,881
Single-Family Residential More than 2,700 square feet	Per Dwelling Unit	\$19,851
Multi-Family Residential	Per Dwelling Unit	\$8,021
Retail Commercial	Per Square Foot	\$7.92
Service Commercial	Per Square Foot	\$5.02
Industrial	Per Square Foot	\$2.39
Class A Office	Per Square Foot	\$2.51

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Land Use Type	Unit	60 Days Post Adoption by Board of Supervisors, July 1, 2026
Class B Office	Per Square Foot	\$2.51

In addition, Subsection M and Subsection T of Section 5, and Subsection C of Section 6 of Riverside County Ordinance No. 824 will be amended. Minor refinements to the definition of Subsection M (Multi-Family Residential Unit) and Subsection T (Single-Family Residential Unit). Subsection C allowing automatic Construction Cost Index (CCI) adjustment of TUMF ties to September indices of the National Association of Realtors and Engineering News Record with a cap at five percent (5%) of any annual adjustments.

Ordinance No. 824.20 will be effective sixty days (60) after its adoption by the Board of Supervisors.

Environmental Analysis

Per the findings stated in the Notice of Exemption (NOE), attached hereto, and incorporated herein by reference, the California Environmental Quality Act (CEQA) does not apply to the proposed changes to Ordinance No. 824 or Ordinance No. 824.20 is exempt from CEQA based on the following:

1. Organizational or administrative activities of government entities do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378,
2. If this is deemed to be a project subject to CEQA, the establishment or modification of fees charged by public agencies is statutorily exempt from CEQA pursuant to State CEQA Guidelines section 15273 because the purpose of this ordinance is to obtain funds for capital projects, necessary to maintain service within existing service areas, and
3. Ordinance No. 824.20 is exempt pursuant to State CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendment to Ordinance No. 824 may have a significant effect on the environment.

Impact on Residents and Businesses

The TUMF Program is intended to ensure that future development will contribute toward addressing the impacts of new growth on regional transportation infrastructure. Funding collected through the TUMF Program is used to construct transportation improvements that will be needed to accommodate future travel demand in Western Riverside County. By levying a fee on new developments in the region, developers and in turn new county residents and employees will effectively contribute their "fair share" toward sustaining the regional transportation system.

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Additional Fiscal Information

The cost of preparing, processing and implementing the ordinance amendment will be borne by funds allocated from the State gas tax. No General Funds will be used.

ATTACHMENTS:

- TUMF Ordinance No. 824.20
- TUMF RSHA Map
- Date Sheet on TUMF Mitigation Fee Increase
- Notice of Exemption

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 4/8/2026

Braden Holly
Braden Holly, Deputy County Counsel 3/10/2026

Aaron Gettis
Aaron Gettis, Chief Deputy County Counsel 3/11/2026



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 26-111643

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600313
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
	F&G Notice of Exemption Fee	\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	TRANS	
Account Name	TRANS - TRANSPORTATION DEPT	
Balance	\$5,933.75	
Comment	SST3730S913	



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-111643
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY TRANSPORTATION AND LAND MANAGEMENT	LEAD AGENCY EMAIL FSEGOVIA@RIVCO.ORG	DATE 04/15/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600313

PROJECT TITLE
ADOPTION OF AMENDMENT 824.20 TO ORDINANCE NO. 824

PROJECT APPLICANT NAME COUNTY OF RIVERSIDE TRANSPORTATION AND	PROJECT APPLICANT EMAIL FSEGOVIA@RIVCO.ORG	PHONE NUMBER (951) 955-1646
PROJECT APPLICANT ADDRESS 4080 LEMON STREET, 8TH FLOOR	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
-------------------------------------	---



Dennis Acuna, P. E., T. E.
Director of Transportation

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Hector D. Davila, P.E.
Deputy for Transportation/Capital
Projects

Russell Williams
Deputy for Transportation/Planning and
Development

Transportation Department

NOTICE OF EXEMPTION

January 15, 2026

PROJECT TITLE: Adoption of Amendment 824.20 to Ordinance No. 824
Work Order #ZTR1100, Task Code #ZADM

PROJECT SPONSOR: County of Riverside Transportation Department

PROJECT LOCATION: Western Riverside County

PROJECT DESCRIPTION:

The County of Riverside (County) is a Member Jurisdiction of the Western Riverside Council of Governments (WRCOG), a joint powers agency comprised of the County and eighteen (18) cities in Western Riverside County. 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 in Jurisdiction, the County participated in the preparation of the "Western Riverside County Transportation Union Fee Nexus Study," (2002 Nexus Study) later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the County adopted and implemented Ordinance 824 authorizing the County's participation in a TUMF Program.

By automatically adjusting TUMF rates based on changes in construction, labor, and land costs as measured by established indices, the construction cost index (CCI) ensures that the fee schedule remains aligned with actual market conditions and maintains the Program's purchasing power for critical transportation projects.

The historical implementation of automatic CCI adjustments to the TUMF fee has demonstrated clear benefits for both the financial health of the TUMF Program and the ability of member agencies to deliver critical infrastructure. Past CCI adjustments have served as an essential mechanism to bridge the gap between infrequent Nexus Study updates, ensuring that fee schedules remain aligned with the actual increases in construction, labor, and land costs. Applying these indices to the TUMF schedule resulted in increases in funding, which helped maintain the purchasing power of the Program and helped member agencies with project completion. Without these adjustments, agencies face limitations in funding, potentially leading to project delays or the need to seek alternative funding sources, which could be less reliable or more burdensome.

4080 Lemon Street, 8th Floor · Riverside, CA 92501 · (951)
P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951)

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600313
04/15/2026 11:41 AM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy

The TUMF Administrative Plan calls for a CCI adjustment to be brought forth to the Executive Committee on an annual basis. These adjustments occur in years where there is not already a TUMF Nexus Study update. The Executive Committee most recently adopted a comprehensive Nexus Study and Fee Schedule in September 2024, which became effective April 1, 2025. This new fee schedule, which is established at every Nexus Study update, included a 50% increase in Single-family residential fees. Multi-family and Industrial rates saw smaller increases while the commercial uses of Retail and Service remain unchanged. With no CCI adjustment since 2021 and rising labor and materials costs, the recent increase was the largest increase ever done in the Program. The purpose of Amendment 824.20 to Ordinance 824 is to reflect the updated fee schedule.

ENVIRONMENTAL ANALYSIS:

The Riverside County Transportation Department has found that the above-described Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:

Section 15378 – Not a Project – Organizational or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378. Amendment 824.20 to Ordinance No. 824 is, in part, changing the administrative process for annual fee increases by allowing adoption of the fee increases either through an ordinance or resolution and clarifying the two types of fee increases as periodic or annual.

Section 15061(b)(3) - Common Sense Exemption-The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility for the activity in question to have a significant effect because the Amendment 824.20 to Ordinance No. 824 will not result in any impact on the physical environment, therefore the activity is not subject to CEQA.

By: David Castro, Associate Transportation Planner

Signed: Frances Segovia
Frances Segovia, Environmental Project Manager

1 ORDINANCE NO. 824.20

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 824

3 AUTHORIZING PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY

4 TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM

5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Subsection M of Section 5 of Ordinance No. 824 is amended to read as
7 follows:

8 “M. Multi-Family Residential Unit. A residential dwelling unit that is physically
9 attached to one or more other dwelling units by a shared wall, floor, ceiling, roof,
10 or structural foundation, regardless of the lot or parcel configuration, ownership
11 structure, or type of subdivision (including condominium subdivisions). Multi-
12 family residential units include, but are not limited to, duplexes, townhomes,
13 apartments, and condominiums with attached units. As outlined in the Ordinance,
14 accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as
15 defined by state law, are exempt from TUMF and shall not be counted in
16 determining residential land use classification. A “multiple family dwelling” as
17 defined in Section 21.30. of Ordinance No. 348, in a development that has a density
18 of greater than eight (8) residential dwelling units per gross acre.”

19 Section 2. Subsection T of Section 5 of Ordinance No. 824 is amended to read
20 as follows:

21 “T. Single Family Residential Unit. A residential dwelling unit that is
22 physically detached from any other dwelling unit, sharing no common wall, floor,
23 ceiling, roof, or structural foundation with another dwelling unit, regardless of the
24 lot or parcel configuration, ownership structure, or type of subdivision (including
25 condominium subdivisions). As outlined in the Ordinance, accessory dwelling
26 units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law,
27 are exempt from TUMF and shall not be counted in determining residential land
28

1 use classification. A “one family dwelling” as defined in Section 21.29. of
2 Ordinance No. 348, in a development that has a density of eight (8) units to the
3 gross acre or less.”

4 **Section 3.** Subsection A of Section 6 of Ordinance No. 824 is amended to read as
5 follows:

6 “A. Adoption of TUMF Fee Schedule. The following TUMF fee
7 schedule is hereby adopted based on the 2024 Nexus Study and Annual Fee
8 Adjustments:

9

	Land Use Type	2024 Nexus Study Fee Schedule	CCI Adjustment Effective July 1, 2026
10	1. Per single family residential unit 1,800 square feet or less	\$12,380	\$12,705
11	2. Per single family residential unit between 1,801 square feet and 2,300	\$13,927	\$14,292
12	3. Per single family residential unit between 2,301 and 2,700 square feet	\$15,476	\$15,881
13	4. Per single family residential unit greater than 2,700 square feet	\$19,344	\$19,851
14	5. Per multi-family residential unit	\$7,816	\$8,021
15	6. Per square foot of an industrial project	\$2.33	\$2.39
16	7. Per square foot of a retail commercial project	\$7.72	\$7.92
17	8. Per square foot of a service commercial project	\$4.89	\$5.02
18	9. Per square foot of a service Class A and B Office	\$2.45	\$2.51

19
20
21
22
23 ”

24 **Section 4.** Subsection 2 of Subsection C of Section 6 of Ordinance No. 824 is amended
25 to read as follows:

26 “2. Annual Fee Adjustment. In addition to the Periodic Fee Adjustment
27 provided above, WRCOG shall provide the County with an annual inflation factor
28 to adjust the TUMF fee schedule set forth in Subsection A of Section 6. of this

1 ordinance. Beginning July 1, 2026, and annually thereafter, the Transportation
2 Uniform Mitigation Fee (TUMF) shall be automatically adjusted to reflect changes
3 in construction costs. The annual adjustment shall be calculated by WRCOG based
4 on a blended Construction Cost Index derived from: (1) the National Association
5 of Realtors – Median Sales Price of Existing Single-Family Homes, and (2) the
6 Engineering News-Record (ENR) Construction Cost Index, using the September
7 values of each index from the prior calendar year. The percentage adjustment
8 applied to the TUMF shall equal the annual percentage change in the blended index;
9 provided, however, that in no event shall the annual adjustment exceed five percent
10 (5%), whether positive or negative. The calculated adjustment shall be
11 implemented on July 1 of the year following index calculation. If either referenced
12 index is discontinued or materially altered, WRCOG shall apply a comparable,
13 industry-recognized index that most closely reflects regional transportation
14 construction costs.”

15 **Section 5. Severability**

16 Should any fee herein established by held to be invalid or otherwise unenforceable, such
17 determination shall not affect the validity of all remaining fee provisions.

18 **Section 6. Effective Date**

19 This ordinance shall take effect sixty (60) days after its adoption.
20

21 BOARD OF SUPERVISORS OF THE COUNTY
22 OF RIVERSIDE, STATE OF CALIFORNIA

23 By: Karen S. Spiegel
24 Chairman
25 **KAREN SPIEGEL**

24 ATTEST:

25 CLERK OF THE BOARD:

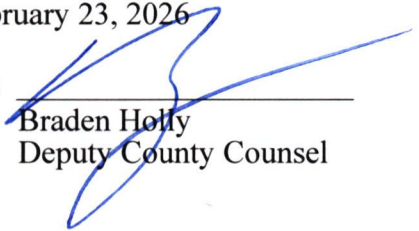
26
27 By: 
28 Deputy
(SEAL)

APR 14 2026 3 . 4 0

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

APPROVED AS TO FORM:
February 23, 2026

By: _____
Braden Holly
Deputy County Counsel



1 ordinance. Beginning July 1, 2026, and annually thereafter, the Transportation
2 Uniform Mitigation Fee (TUMF) shall be automatically adjusted to reflect changes
3 in construction costs. The annual adjustment shall be calculated by WRCOG based
4 on a blended Construction Cost Index derived from: (1) the National Association
5 of Realtors – Median Sales Price of Existing Single-Family Homes, and (2) the
6 Engineering News-Record (ENR) Construction Cost Index, using the September
7 values of each index from the prior calendar year. The percentage adjustment
8 applied to the TUMF shall equal the annual percentage change in the blended index;
9 provided, however, that in no event shall the annual adjustment exceed five percent
10 (5%), whether positive or negative. The calculated adjustment shall be
11 implemented on July 1 of the year following index calculation. If either referenced
12 index is discontinued or materially altered, WRCOG shall apply a comparable,
13 industry-recognized index that most closely reflects regional transportation
14 construction costs.”

15 **Section 5. Severability**

16 Should any fee herein established by held to be invalid or otherwise unenforceable, such
17 determination shall not affect the validity of all remaining fee provisions.

18 **Section 6. Effective Date**

19 This ordinance shall take effect sixty (60) days after its adoption.

20
21 BOARD OF SUPERVISORS OF THE COUNTY
22 OF RIVERSIDE, STATE OF CALIFORNIA

23 By: _____
24 Chairman

24 ATTEST:

25 CLERK OF THE BOARD:

26
27 By: _____
28 Deputy
(SEAL)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 14, 2026, the foregoing ordinance consisting of 6 Sections was adopted by the following vote:

AYES: Medina, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None
ABSTAIN: None

DATE: April 14, 2026

KIMBERLY A. RECTOR
Clerk of the Board

BY: _____
 Deputy

SEAL



Important Announcement
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Transportation Department

Planning Department

Building & Safety Department

Code Enforcement Department

Mitigation Fee Increase

July 1, 2026, the Western County Transportation Uniform Mitigation Fee or **Western TUMF**, (Ordinance No. 824), fees will increase.

The WRCOG Executive Committee has approved a construction cost index (CCI) adjustment to account for rising construction costs.

Payment Category	Current Rate	New Rate July 1, 2026
Single Family Residential	\$ 15,476 per unit	\$15,881 per unit **
Multi-Family Residential	\$ 7,816 per unit	\$ 8,021 per unit
Retail Commercial	\$ 7.72 per sq ft	\$ 7.92 per sq ft
Service Commercial	\$ 4.89 per sq ft	\$ 5.02 per sq ft
Industrial	\$2.33 per sq ft	\$ 2.39 per sq ft
Class A or Class B Office	\$ 2.45 per sq ft	\$ 2.51 per sq ft

**Single Family Residential Units (SFRU) Tiered TUMF Fee AB 602 Compliant

SFRU Home Size	Current Rate	New Rate July 1, 2026
1,800 sq ft or less	\$12,380 per DU	\$12,705 per DU
1,801 – 2,300 sq ft	\$13,927 per DU	\$14,292 per DU
2,301-2,700 sq ft	\$15,476 per DU	\$15,881 per DU
More than 2,700 sq ft	\$19,344 per DU	\$19,851 per DU

Important to Note:

Per Ordinance, the mitigation fees that are due are those calculated at the rate in effect at the time of payment, not invoice creation.

WHAT DOES THIS MEAN?

If you have had mitigation fees calculated and invoiced, but are not able to pay prior to July 1, 2026 those calculated and invoiced fees will be voided. Updated calculated fees and invoices will be provided and will reflect the updated rates, as of July 1, 2026.

No Pre-Payment

In order to pay the fees you must have an approved entitlement (if applicable for your project) AND a building permit in ISSUED status. Additionally, if you have previously paid mitigation fees but your permit expires after the fee increase you will be required to pay the difference in the mitigation fee rates when you renew your permit.

For questions, you may contact WRCOG at 951-405-6700

ORDINANCE NO. 824
(AS AMENDED THROUGH 824.1920)

**AN ORDINANCE OF THE COUNTY OF RIVERSIDE AUTHORIZING PARTICIPATION IN THE
WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM**

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. TITLE. This ordinance shall be known as the “Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2017” (“Ordinance”).

Section 2. FINDINGS. The Board of Supervisors finds that:

- A. The County 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, the WRCOG Member Agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the Regional System of Highways and Arterials in Western Riverside County (the “Regional System”), depicted in Exhibit “A”, attached hereto and by this reference incorporated herein, could be made up in part by a Transportation Uniform Mitigation Fee (“TUMF”) on future residential, commercial and industrial development. As a Member Agency of WRCOG and as a TUMF Participating Jurisdiction, the County participated in the preparation of a certain “Western Riverside County Transportation Uniform Fee Nexus Study,” dated October 18, 2002 (the “2002 Nexus Study”) prepared in compliance with the Mitigation Fee Act (Gov. Code §§ 66000 *et seq.*) and adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the County adopted and implemented an ordinance authorizing the County’s participation in a TUMF Program.
- B. WRCOG, with the assistance of TUMF Participating Jurisdictions, has prepared an updated nexus study entitled “Transportation Uniform Mitigation Fee Nexus Study: 2024 Update” (“2024 Nexus Study”) in compliance with the Mitigation Fee Act (Gov. Code § § 66000 *et seq.*), for the purpose of updating the fees. On September 9, 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended TUMF Participating Jurisdictions amend their applicable TUMF ordinances to reflect changes in the TUMF network and the cost of construction in order to update the TUMF Program.
- C. As a TUMF Participating Jurisdiction, the County must follow the recommendation made by the WRCOG Executive Committee and amend its TUMF ordinance.
- D. The County has considered the 2024 Nexus Study and its findings in adopting this ordinance.
- E. Continuation of a TUMF Program is essential because if the capacity of the Regional System is not enlarged, and unless development contributes to the cost of improving the Regional System, the result will be substantial traffic congestion in all parts of Western Riverside County, with unacceptable Levels of Service. Furthermore, the failure to mitigate

growing traffic impacts on the Regional System will substantially impair the ability of public safety services to respond and, thus, adversely affect the public health, safety and welfare.

- F. There is a reasonable and rational relationship between the use of the TUMF and the type of development projects on which the fees are imposed, because the fees will be used to construct the transportation improvements that are necessary for the safety, health and welfare of the residential and non-residential users of the development in which the TUMF will be levied.
- G. There is a reasonable and rational relationship between the need for the improvements to the Regional System and the type of development projects on which the TUMF is imposed, because it will be necessary for the residential and non-residential users of such projects to have access to the Regional System. Such development will benefit from the Regional System improvements and the burden of such developments will be mitigated in part by payment of the TUMF.
- H. The cost estimates set forth in the 2024 Nexus Study are reasonable cost estimates for constructing the Regional System improvements and the facilities that comprise the Regional System, and the amount of the TUMF expected to be generated by new development will not exceed the total fair share cost to such development.
- I. The fees collected pursuant to this ordinance shall be used to help pay for the design, planning, construction of, and real property acquisition for the Regional System improvements and its facilities as identified in the 2024 Nexus Study. The need for the improvements and facilities is related to new development, because such development results in additional traffic and creates the demand for the improvements.
- J. WRCOG, upon the recommendation of the WRCOG Executive Committee, shall calculate and collect TUMF on behalf of member agencies under the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2025.

Section 3. PURPOSE. The purpose of this ordinance is to authorize the County's participation in the TUMF Program, which establishes and sets forth policies, regulations, and authorized uses of fees collected relating to the funding for the construction of improvements and facilities to enlarge the capacity of the Regional System necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance. The purpose of the TUMF is to fund those certain improvements to the Regional System as depicted in Exhibit "A" and identified in the 2024 Nexus Study.

Section 4. AUTHORITY. This ordinance is established under the authority of Article 11, Section 7 of the California Constitution and Title 7, Division 1, Chapter 5 of the California Government Code, beginning with Section 66000 et seq., which provides that a local agency may establish fees for the purpose of defraying all or a portion of the cost of public facilities related to development projects.

Section 5. DEFINITIONS. As used in this ordinance, the following words, terms and phrases shall have the following meanings:

- A. Board of Supervisors or Board. The Board of Supervisors of the County of Riverside.
- B. Class "A" Office. An office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, onsite support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The requirements of an office building classified as Class "A" Office shall be as follows:
 - 1. Minimum of three stories (exception will be made for the March Joint Powers Authority, where height requirements exist);
 - 2. Minimum of 10,000 square feet per floor;
 - 3. Steel frame construction;
 - 4. Central, interior lobby; and
 - 5. Access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/ exits for commercial uses within the building.
- C. Class "B" Office. An office building that is typically characterized by high quality design, use of high-end building materials, state of the art technology for voice and data, onsite support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The requirements of an office building classified as Class "B" Office shall be as follows:
 - 1. Minimum of two stories;
 - 2. Minimum of 15,000 square feet per floor;
 - 3. Steel frame, concrete or masonry shell construction;
 - 4. Central, interior lobby; and
 - 5. Access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/exits for commercial uses within the building.
- D. Development Project or Project. Any project undertaken for the purposes of development, including the issuance of a permit for construction.
- E. Disabled Veteran. Any veteran who is retired or is in process of medical retirement from military service who is, or was, severely injured in a theatre of combat operations and has received a letter of eligibility for the Veterans Administration Specially Adapted Housing (SAH) Grant Program.
- F. Government/Public Buildings, Public Schools, and Public Facilities. Any facilities owned and operated by a government entity. A new development that is subject to a long-term lease with a government agency for government/public buildings, public schools, and public facilities shall apply only if all of the following conditions are met:
 - 1. The new development being constructed is subject to a long-term lease with a government agency;
 - 2. The project shall have a deed restriction placed on the property

that limits the use to government/public facility for the term of the lease, including all extension options, for a period of not less than 20 years. Any change in the use of the facility from government shall trigger the payment of the TUMF in effect at the time of the change is made;

3. No less than ninety percent of the total square footage of the building is leased to the government agency during the term of the deed restriction and any extensions thereof;
 4. The new development is constructed at prevailing wage rates;
 5. A copy of the lease is provided to the County of Riverside and to WRCOG; and
 6. The intent of the lease is to provide for a long-term government use, and not to evade payment of TUMF.
- G. Gross Acreage. The total property area as shown on a land division of a map of record, or described through a recorded legal description of the property. This area shall be bounded by road rights of way and property lines.
- H. Habitable Structure. Any structure or part thereof where persons reside, congregate or work, and which is legally occupied in whole or part in accordance with applicable building codes, and state and local laws.
- I. Industrial Project. Any development project that proposes any industrial or manufacturing use allowed in the following Ordinance No. 348 zoning classifications: I-P, M-SC, M-M, M-H, M-R, M-R-A, A-1, A-P, A-2, A-D, W-E, or SP with one of the aforementioned zones used as the base zone.
- J. Long-Term Lease. A lease with a term of no less than twenty years.
- K. Low Income Residential Housing. Residential units consisting of rental housing units or for-sale housing units made available, rented and restricted, or sold to "lower income households" (as defined in Health and Safety Code Section 50079.5). The following conditions must be met for this definition to apply:
1. Rental housing units shall be made available, rented, and restricted to lower income households at an "affordable rent" (as defined in Health and Safety Code Section 50053) for a period of at least fifty-five (55) years after the issuance of a certificate of occupancy for new residential development; and
 2. For-sale housing units shall be sold to "persons or families of low or moderate income" (as defined in Health and Safety Code Section 50093) at a purchase price that will not cause the purchaser's monthly housing cost to exceed "affordable housing cost" (as defined in Health and Safety Code Section 50052.5). For-sale housing units shall be restricted to ownership by persons and families of low or moderate income for at least forty-five (45) years after the issuance of a certificate of occupancy for the new residential development.
- L. Mixed-Use Development. As used in the TUMF Program, means developments with the following criteria: (1) three or more significant revenue-producing uses, and (2) significant physical and functional integration of project components.
- M. Multi-Family Residential Unit. A residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor,

Formatted: Font: 11.5 pt

ceiling, roof, or structural foundation, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). Multi-family residential units include, but are not limited to, duplexes, townhomes, apartments, and condominiums with attached units. As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification. A “multiple family dwelling” as defined in Section 21.30. of Ordinance No. 348, in a development that has a density of greater than eight (8) residential dwelling units per gross acre.

- N. Non-Profit Organization. An organization operated exclusively for exempt purposes set forth in section 501(c)(3) of the Internal Revenue Code.
- O. Non-Residential Unit. A retail commercial, service commercial and industrial development that is designed primarily for non-dwelling use, but shall include hotels and motels.
- P. Recognized Financing District. A Financing District as defined in the TUMF Administrative Plan as may be amended from time to time.
- Q. Residential Dwelling Unit. A building or portion thereof used by one (1) family and containing but one (1) kitchen, which is designed primarily for residential occupancy including single-family and multi-family dwellings. Residential Dwelling Unit shall not include hotels or motels.
- R. Retail Commercial Project. Any development project that proposes any retail commercial activity use that is not defined as a service commercial project and is allowed in the following Ordinance No. 348 classifications: R-1, R-R, R-R-O, R-1A, R-A, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, C-1/C-P, C-T, C-P-S, C-R, C-O, R-VC, C/V, W-2, R-D, N-A, W-2-M, W-1, or SP with one of the aforementioned zones used as the base zone. A Retail Commercial Project can include any eating/dining facility located on the retail commercial development premises.
- S. Service Commercial Project. Any development project that is predominately dedicated to business activities associated with professional or administrative services, and typically consists of corporate offices, financial institutions, legal, and medical offices, eating/dining facilities, and other uses related to personal or professional services.
- T. Single Family Residential Unit. A residential dwelling unit that is physically detached from any other dwelling unit, sharing no common wall, floor, ceiling, roof, or structural foundation with another dwelling unit, regardless of the lot or parcel configuration, ownership structure, or type of subdivision (including condominium subdivisions). As outlined in the Ordinance, accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by state law, are exempt from TUMF and shall not be counted in determining residential land use classification. A “one family dwelling” as defined in Section 21.29. of Ordinance No. 348, in a development that has a density of eight (8) units to the gross acre or less.
- U. TUMF Administrative Plan. TUMF Administration Plan adopted by the WRCOG Executive Committee on May 5, 2003, as amended, setting forth detailed administration procedures and requirements for the TUMF

- program.
- V. TUMF Participating Jurisdiction. A jurisdiction in Western Riverside County that has adopted and implemented an ordinance authorizing participation in the TUMF Program, and complies with all regulations established in the TUMF Administrative Plan, as adopted and amended from time to time by WRCOG.

Section 6. TRANSPORTATION UNIFORM MITIGATION FEE. The following fees collected pursuant to this ordinance shall provide revenue to pay for the design, planning, construction of and real property acquisition for the Regional System improvements and its facilities as identified in the 2024 Nexus Study. The Transportation Uniform Mitigation Fees shall be paid for each residential unit, development project or a portion thereof to be constructed, in the amounts specified for each category as defined herein and shown below commencing on the effective date of this ordinance:

- A. Adoption of TUMF Fee Schedule. The following TUMF fee schedule is hereby adopted based on the 2024 Nexus Study and Annual Fee Adjustments:

\$12,380 per single family residential unit 1,800 square feet or less

	<u>Land Use Type</u>	<u>2024 Nexus Study Fee Schedule</u>	<u>CCI Adjustment Effective July 1, 2026</u>
1.	<u>Per single family residential unit 1,800 square feet or less</u>	<u>\$12,380</u>	<u>\$12,705</u>
2.	<u>Per single family residential unit between 1,801 square feet and 2,300</u>	<u>\$13,927</u>	<u>\$14,292</u>
3.	<u>Per single family residential unit between 2,301 and 2,700 square feet</u>	<u>\$15,476</u>	<u>\$15,881</u>
4.	<u>Per single family residential unit greater than 2,700 square feet</u>	<u>\$19,344</u>	<u>\$19,851</u>
5.	<u>Per multi-family residential unit</u>	<u>\$7,816</u>	<u>\$8,021</u>
6.	<u>Per square foot of an industrial project</u>	<u>\$2.33</u>	<u>\$2.39</u>
7.	<u>Per square foot of a retail commercial project</u>	<u>\$7.72</u>	<u>\$7.92</u>
8.	<u>Per square foot of a service commercial project</u>	<u>\$4.89</u>	<u>\$5.02</u>
9.	<u>Per square foot of a service Class A and B Office</u>	<u>\$2.45</u>	<u>\$2.51</u>

- (1) -
 (2) \$13,927 per single family residential unit between 1,801 and 2,300 square feet
 (3) \$15,476 per single family residential unit between 2,301 and 2,700 square feet
 (4) \$19,344 per single family residential unit greater than 2,700 square feet
 (5) \$7,816 per multi family residential unit
 (6) \$2.33 per square foot of an industrial project
 (7) \$7.72 per square foot of a retail commercial project
 (8) \$4.89 per square foot of a service commercial project
 (9) \$2.45 per square foot of a service Class A and B Office

- B. Fee Calculation. The fees shall be calculated according to the

Formatted: Indent: Left: 1.71", No bullets or numbering

Formatted: Font: Bold

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1.71" + Indent at: 1.96"

Formatted: No bullets or numbering

Formatted Table

Formatted: Font: Bold

Formatted: Font: Bold

Formatted: Left, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.25"

Formatted: No bullets or numbering, Tab stops: 0.8", Left + Not at 0.88"

Formatted: Right, No bullets or numbering

Formatted: Left, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.25"

Formatted: No bullets or numbering, Tab stops: Not at 0.88"

Formatted: Right, No bullets or numbering

Formatted: Left, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.25"

Formatted: No bullets or numbering, Tab stops: Not at 0.88"

Formatted: Right, No bullets or numbering

Formatted: Left, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.25"

Formatted: No bullets or numbering

Formatted: Right, No bullets or numbering

Formatted ... [1]

Formatted: Right, No bullets or numbering

Formatted: No bullets or numbering

Formatted ... [2]

Formatted: Right

Formatted: Right

Formatted: Right

Formatted: Right

Formatted ... [3]

calculation methodology fee set forth in the WRCOG TUMF Fee Calculation Handbook adopted July 14, 2003, as amended from time to time. In addition to data in the Fee Calculation Handbook, WRCOG Staff and the County may consider the following items when establishing the appropriate fee calculation methodology:

1. Underlying zoning of the site
2. Land-use classifications in the latest Nexus Study
3. Project-specific traffic studies
4. Latest standardized reference manuals such as the Institute of Traffic Engineers Trip Generation Manual
5. Previous TUMF calculations for similar uses

Prior to execution, the County shall transmit all draft credit/reimbursement agreements to WRCOG staff for review and comment. The County retains the discretion and authority to approve or deny all credit/reimbursement agreements under this ordinance.

The County shall determine the appropriate methodology to calculate the fee based upon the items identified in this section and the WRCOG TUMF Fee Calculation Handbook, subject to annual auditing procedures by WRCOG as provided in the Joint Powers Agreement of the Western Riverside Council of Governments and the TUMF Administrative Plan.

C. Fee Adjustments.

1. Periodic Fee Adjustment. The TUMF fee schedule set forth in Section 6 of this ordinance may be periodically reviewed and the amounts adjusted by WRCOG Executive Committee, as set forth in WRCOG's Transportation Uniform Mitigation Fee Administrative Plan, as may be amended from time to time. By amendment to this ordinance, the fees may be increased or decreased to reflect the changes in actual and estimated costs of the Regional System including, but not limited to, debt service, lease payments and construction costs. The adjustment of the fees may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this ordinance, as well as the availability or lack thereof of other funds with which to construct the Regional System. WRCOG shall review the TUMF Program no less than every four (4) years. The Board of Supervisors shall then consider the adjusted amount and amend this ordinance, accordingly.
2. Annual Fee Adjustment. In addition to the Periodic Fee Adjustment provided above, WRCOG shall provide the County with an annual inflation factor to adjust the TUMF fee schedule set forth in Subsection AC. of Section 6. of this ordinance, ~~as set forth in WRCOG's Transportation Uniform Mitigation Fee Administrative Plan, as may be amended from time to time. The annual inflation factor is based on a Construction Cost Index (CCI) adjustment. Such CCI will be reviewed annually by the WRCOG Executive Committee, which will determine whether or not to apply the inflation factor to make sure the dollar value of the TUMF Program remains constant. The Board of Supervisors shall then consider the adjusted amount and either amend this ordinance or adopt a resolution, as appropriate.~~

Beginning July 1, 2026, and annually thereafter, the Transportation Uniform Mitigation Fee (TUMF) shall be automatically adjusted to reflect changes in construction costs. The annual adjustment shall be calculated by WRCOG based on a blended Construction Cost Index derived from: (1) the National Association of Realtors – Median Sales Price of Existing Single-Family Homes, and (2) the Engineering News-Record (ENR) Construction Cost Index, using the September values of each index from the prior calendar year. The percentage adjustment applied to the TUMF shall equal the annual percentage change in the blended index; provided, however, that in no event shall the annual adjustment exceed five percent (5%), whether positive or negative. The calculated adjustment shall be implemented on July 1 of the year following index calculation. If either referenced index is discontinued or materially altered, WRCOG shall apply a comparable, industry-recognized index that most closely reflects regional transportation construction costs

Formatted: Indent: Hanging: 0.5"

Formatted: Font: 11.5 pt

Formatted: Font: 11.5 pt

Formatted: Font: 11.5 pt

Formatted: Font: 11.5 pt

- D. Applicability. The TUMF shall apply to all new development within the County, unless otherwise exempt under this ordinance.
- E. Exemptions. The following types of new development shall be exempt from the provisions of this ordinance and the TUMF Administrative Plan:
1. Low Income Residential Housing as defined in Section 5.K. of this ordinance.
 2. Government/Public Buildings, Public Schools, and Public Facilities as defined in Section 5.F. of this ordinance.
 3. Public use airports appropriately permitted by the California Department of Transportation or other state agency.
 4. Development Projects that are the subject of a Public Facilities Development Agreement entered into pursuant to Government Code section 65864 *et seq.* prior to February 8, 2003, wherein the imposition of new fees are expressly prohibited, provided that if the term of such a Development Agreement is extended by amendment or by any other manner after February 8, 2003, the TUMF shall be imposed.
 5. The rehabilitation and/or reconstruction of any habitable structure in use on or after January 1, 2000, provided that the same or fewer traffic trips are generated as a result thereof.
 6. Guest Quarters as defined in Section 21.35.a. of Ordinance No. 348 and pursuant to Section 18.18.d. of Ordinance No. 348.
 7. Second Units pursuant to Section 18.18.f. of Ordinance No. 348.
 8. Kennels and Catteries established in connection with an existing single family residential unit and as defined in Sections 21.40.a. and 21.20., respectively, of Ordinance No. 348.
 9. The sanctuary building of a church, temple or other house of worship, that is not revenue-generating and is eligible for a property tax exemption. This exemption excludes revenue-generating uses such as, but not limited to, concert venues, coffee or snack shops, book stores and for-profit day-care centers.
 10. Any non-profit, full-time day school at the elementary, middle

- school or high school level for students between the ages of five (5) and eighteen (18) years.
11. New Single Family Residential Units constructed by Non-Profit Organizations, as defined in Sections 5.T. and 5.K., respectively, of this ordinance, specially adapted and designed for maximum freedom of movement and independent living for qualified Disabled Veterans, as defined in Section 5.E. of this ordinance.
 12. Other uses may be exempt as determined by the WRCOG Executive Committee as further defined in the TUMF Administrative Plan.
- F. Credit. Regional System improvements may be credited toward the TUMF in accordance with the TUMF Administrative Plan and the following:
1. Regional Tier
 - i. Arterial Credits: If a developer constructs arterial improvements identified on the Regional System, the developer shall receive credit for all costs associated with the arterial component based on the approved Nexus Study for the Regional System effective at the time the credit agreement is entered into. WRCOG staff must pre-approve any credit agreements that deviate from the standard WRCOG approved format.
 - ii. Other Credits: In special circumstances, when a developer constructs off-site improvements such as an interchange, bridge, or railroad grade separation, credits shall be determined by WRCOG and the County in consultation with the developer. All such credits must have prior written approval from WRCOG.
 - iii. The amount of the development fee credit shall not exceed the maximum amount determined by the Nexus Study for the Regional System at the time the credit agreement is entered into or actual costs, whichever is less.
 2. Local Tier
 - i. The County shall compare facilities in local fee programs against the Regional System and eliminate any overlap in its local fee program except where a Recognized Financing District has been established.
 - ii. If there is a Recognized Financing District established, the County may credit that portion of the facility identified in both programs against the TUMF in accordance with the TUMF Administrative Plan.

Section 7. REIMBURSEMENTS. Should the developer construct Regional System improvements in excess of the TUMF fee obligation, the developer may be reimbursed based on actual costs or the approved Nexus Study effective at the time the agreement was entered into, whichever is less. Reimbursements shall be enacted through an agreement between the developer and the County, contingent on funds being available and approved by WRCOG. In all cases, however, reimbursements under such special agreements must coincide with construction of the transportation improvements as scheduled in the five-year Zone Transportation Improvement Program adopted annually by WRCOG.

Section 8. PROCEDURES FOR THE LEVY, COLLECTION AND DISPOSITION OF FEES

- A. Authority of the Transportation and Land Management Agency. The Director of the Transportation and Land Management Agency, or designee, is hereby authorized to levy and collect the TUMF and make all determinations required by this ordinance in a manner consistent with the TUMF Administrative Plan.
- B. Payment. Payment of the fees shall be as follows:
 - 1. The fees shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever comes first (the "Payment Date"). However this section should not be construed to prevent payment of the fees prior to issuance of an occupancy permit or final inspection. Fees may be paid at the issuance of a building permit, and the fee payment shall be calculated based on the fee in effect at that time, provided the developer tenders the full amount of the TUMF obligation. If the developer makes only a partial payment prior to the Payment Date, the amount of the fee due shall be based on the TUMF fee schedule in place on the Payment Date. The fees shall be calculated according to the fee schedule set forth in this ordinance and the calculation methodology set forth in the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time.
 - 2. The fees required to be paid shall be the fee amounts in effect at the time payment is due under this ordinance, not the date the ordinance is initially adopted. The County shall not enter into a development agreement that freezes future adjustments of the TUMF.
 - 3. If all or part of any development project is sold prior to payment of the fee, the property shall continue to be subject to the requirement for payment of the fee. The obligation to pay the fee shall run with the land and be binding on all the successors in interest to the property.
 - 4. Fees shall not be waived.
- C. Disposition of Fees. All fees collected hereunder shall be transmitted to the Executive Director of WRCOG along with a corresponding Remittance Report by the tenth (10) day of the close of the month for the previous month in which the fees were collected for deposit, investment, accounting and expenditure in accordance with the provisions of this ordinance, TUMF Administrative Plan, and the Mitigation Fee Act.
- D. Appeals. Appeals shall be filed with WRCOG in accordance with the provisions of the TUMF Administrative Plan. Appealable issues shall be the application of the fee, application of credits, application of reimbursement, application of the legal action stay and application of exemption.
- E. Reports to WRCOG. The Director of the Transportation and Land Management Agency, or designee, shall prepare and deliver to the Executive Director of WRCOG, periodic reports as will be established under Section 9 of this ordinance.

Section 9. APPOINTMENT OF THE TUMF ADMINISTRATOR. WRCOG is hereby appointed as the Administrator of the Transportation Uniform Mitigation Fee Program. WRCOG is hereby authorized to receive all fees generated from the TUMF within the County, and to invest, account for and expend such fees in accordance with the provisions of this ordinance and the Mitigation Fee Act. The detailed administrative procedures concerning the implementation of this ordinance shall be contained in the TUMF Administrative Plan. Furthermore, the TUMF Administrator shall use the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time, for the purpose of calculating a developer's TUMF obligation. In addition to detailing the methodology for calculating all TUMF obligations of different categories of new development, the purpose of the Fee Calculation Handbook is to clarify for the TUMF Administrator, where necessary, the definition and calculation methodology for uses not clearly defined in the respective TUMF ordinances. WRCOG shall expend only that amount of the funds generated from the TUMF for staff support, audit, administrative expenses, and contract services that are necessary and reasonable to carry out its responsibilities and in no case shall the funds expended for salaries and benefits exceed one percent (1%) of the revenue raised by the TUMF Program. The TUMF Administrative Plan further outlines the fiscal responsibilities and limitations of the Administrator.

Section 10. TOLLING. County hereby agrees to the tolling, for a period of three (3) years from the completion of the fiscal year in which monthly remittances are or should have been made under this ordinance, or any statute of limitations for the commencement of legal action and any requirement for the prior submission of claims, as provided under state or local law, that is applicable to WRCOG's collection of TUMF Program Fees as required under the TUMF Administrative Plan.

Section 11. EFFECT. No provisions of this Ordinance shall entitle any person who has already paid the TUMF to receive a refund, credit or reimbursement of such payment.

Section 12. SEVERABILITY. If any provision, clause, sentence or paragraph of this ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this ordinance, which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are hereby declared to be severable. If this ordinance is declared invalid or unenforceable in its entirety by a court of competent jurisdiction, Ordinance No. 824, as adopted through July 15, 2014, shall remain in full force and effect.

Section 13. JUDICIAL REVIEW. In accordance with State law, any judicial action or proceeding to attack, review, set aside, void or annul this ordinance shall be commenced within ninety (90) days of the date of adoption of this ordinance.

Section 14. SUPERSESION OF OTHER FEES. The fees established by this ordinance shall supersede and replace those fees previously established and applicable under Riverside County Ordinance No. 824, and shall apply to the issuance of any development permit or entitlement made on and after the date that this ordinance takes effect.

Section 15. EFFECTIVE DATE. This ordinance shall take effect sixty (60) days after its adoption.

Adopted:

824 Item 3.55 of 12/10/2002 (Eff: 02/08/2003)

Amended:

- 824.1 Item 9.2 of 12/21/2004 (Eff: 03/01/2005)
- 824.2 Item 16.3 of 05/02/2006 (Eff: 07/03/2006)
- 824.3 Item 15.7 of 05/01/2007 (Eff: 07/02/2007)
- 824.4 Item 15.2 of 05/20/2008 (Eff: 07/19/2008)
- 824.5 Item 3.79 of 07/01/2008 (Eff: 07/01/2008)
- 824.6 Item 16.3 of 04/28/2009 (Eff: 06/27/2009)
- 824.7 Item 3.33 of 12/1/09 (Eff: 12/31/2009) (Except that Section 6. subsection a.(4) shall take effect sixty (60) days after its adoption.) (Eff: 01/31/2010)
- 824.8 Item 3.70 of 12/14/2010 (Eff: immediately)
- 824.9 Item 3.81 of 01/11/2011 (Eff: immediately)
- 824.10 Item 3.27 of 01/25/2011 (Eff: 02/24/2011)
- 824.11 Item 3.42 of 02/08/2011 (Eff: immediately)
- 824.12 Item 3.18 of 11/22/2011 (Eff: 12/22/2011)
- 824.13 Item 9.9 of 07/17/2012 (Eff: 09/15/2012)
- 824.14 Item 3-69 of 07/15/2014 (Eff: 08/14/2014)
- 824.15 Item 9.4 of 12/05/2017 (Eff: 02/03/2018)
- 824.16 Item 19.5 of 06/09/2020 (Eff: 08/08/2020)
- 824.17 Item 19.4 of 12/07/2021 (Eff: 02/04/2022)

Page 6: [1] Formatted **Holly, Braden** **1/22/2026 9:30:00 AM**

Left, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.25"

Page 6: [2] Formatted **Holly, Braden** **1/22/2026 9:30:00 AM**

Left, Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.25"

Page 6: [3] Formatted **Holly, Braden** **1/22/2026 9:23:00 AM**

Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1.71" + Indent at: 1.96"

Document Root (Read-Only)

Selected Document

2026040646 - NOE - Adoption of Amendment 824.20 to Ordinance No. 824

Riverside County
Created - 4/14/2026 | Submitted - 4/14/2026 | Posted - 4/14/2026 | Received - 4/14/2026 | Published - 4/14/2026
Whitney N Mayo

Document Details

Public Agency

Riverside County

Document Type

Notice of Exemption

Document Status

Published

Title

Adoption of Amendment 824.20 to Ordinance No. 824

Document Description

The County of Riverside (County) is a Member Jurisdiction of the Western Riverside Council of Governments (WRCOG), a joint powers agency comprised of the County and eighteen (18) cities in Western Riverside County. 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 in Jurisdiction, the County participated in the preparation of the "Western Riverside County Transportation Union Fee Nexus Study," (2002 Nexus Study) later adopted by the WRCOG Executive Committee. Based on the 2002 Nexus Study, the County adopted and implemented Ordinance 824 authorizing the County's participation in a TUMF Program. By automatically adjusting TUMF rates based on changes in construction, labor, and land costs as measured by established indices, the construction cost index (CCI) ensures that the fee schedule remains aligned with actual market conditions and maintains the Program's purchasing power for critical transportation projects.

The historical implementation of automatic CCI adjustments to the TUMF fee has demonstrated clear benefits for both the financial health of the TUMF Program and the ability of member agencies to deliver critical infrastructure. Past CCI adjustments have served as an essential mechanism to bridge the gap between infrequent Nexus Study updates, ensuring that fee schedules remain aligned with the actual increases in construction, labor, and land costs. Applying these indices to the TUMF schedule resulted in increases in funding, which helped maintain the purchasing power of the Program and helped member agencies with project completion. Without these adjustments, agencies face limitations in funding, potentially leading to project delays or the need to seek alternative funding sources, which could be less reliable or more burdensome.

The TUMF Administrative Plan calls for a CCI adjustment to be brought forth to the Executive Committee on an annual basis. These adjustments occur in years where there is not already a TUMF Nexus Study update. The Executive Committee most recently adopted a comprehensive Nexus Study and Fee Schedule in September 2024, which became effective April 1, 2025. This new fee schedule, which is established at every Nexus Study update, included a 50% increase in Single-family residential fees. Multi-family and Industrial rates saw smaller increases while the commercial uses of Retail and Service remain unchanged. With no CCI adjustment since 2021 and rising labor and materials costs, the recent increase was the largest increase ever done in the Program. The purpose of Amendment 824.20 to Ordinance 824 is to reflect the updated fee schedule.

Attachments (Upload Project Documents)

3.40 - NOE - Ordinance No. 824.20.pdf

Contacts

County of Riverside TMLA - Transportation Department - *Frances Segiovia*

4080 Lemon Street 8th Floor
Riverside, CA 92501
Phone : (951) 955-1646
fsegovia@rivco.org

Regions

Southern California

Counties

Riverside

Cities

Western Riverside County

Location Details**Other Location Info**

Western Riverside County

Notice of Exemption**Exempt Status**

Other

Type, Section Number or Code Number

15378

Reasons why project is exempt

The Riverside County Transportation Department has found that the above-described Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:

Section 15378 – Not a Project – Organizational or administrative activities of government entities, such as the reorganization, formatting, addition of introductory explanation to the ordinance, and changes to administrative processing and application requirements do not constitute a project under CEQA pursuant to State CEQA Guidelines section 15378. Amendment 824.20 to Ordinance No. 824 is, in part, changing the administrative process for annual fee increases by allowing adoption of the fee increases either through an ordinance or resolution and clarifying the two types of fee increases as periodic or annual.

Exempt Status

Other

Type, Section Number or Code Number

15061(b)(3)

Reasons why project is exempt

The Riverside County Transportation Department has found that the above-described Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:

Section 15061(b)(3) - Common Sense Exemption-The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility for the activity in question to have a significant effect because the Amendment 824.20 to Ordinance No. 824 will not result in any impact on the physical environment, therefore the activity is not subject to CEQA.

County Clerk(s)

Riverside

Signature

Title

Date

SCH Number 2026040646

From Thomas Hubbard <THOMAS.HUBBARD@lci.ca.gov>

Date Tue 4/14/2026 1:56 PM

To Mayo, Whitney <WMayo@Rivco.org>

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Thank you for submitting your notice through CEQA Submit. Your document has been successfully published.

To view your submission, use the following link.

<https://ceqasubmit.lci.ca.gov/Document/Index/332755/1>

Please contact the SCH with any questions at state.clearinghouse@lci.ca.gov.

Thank you,



Thomas Hubbard | *he/him/his*

Jr. CEQA Analyst

Governor's Office of Land Use & Climate Innovation

Thomas.hubbard@lci.ca.gov

Connect with us on:

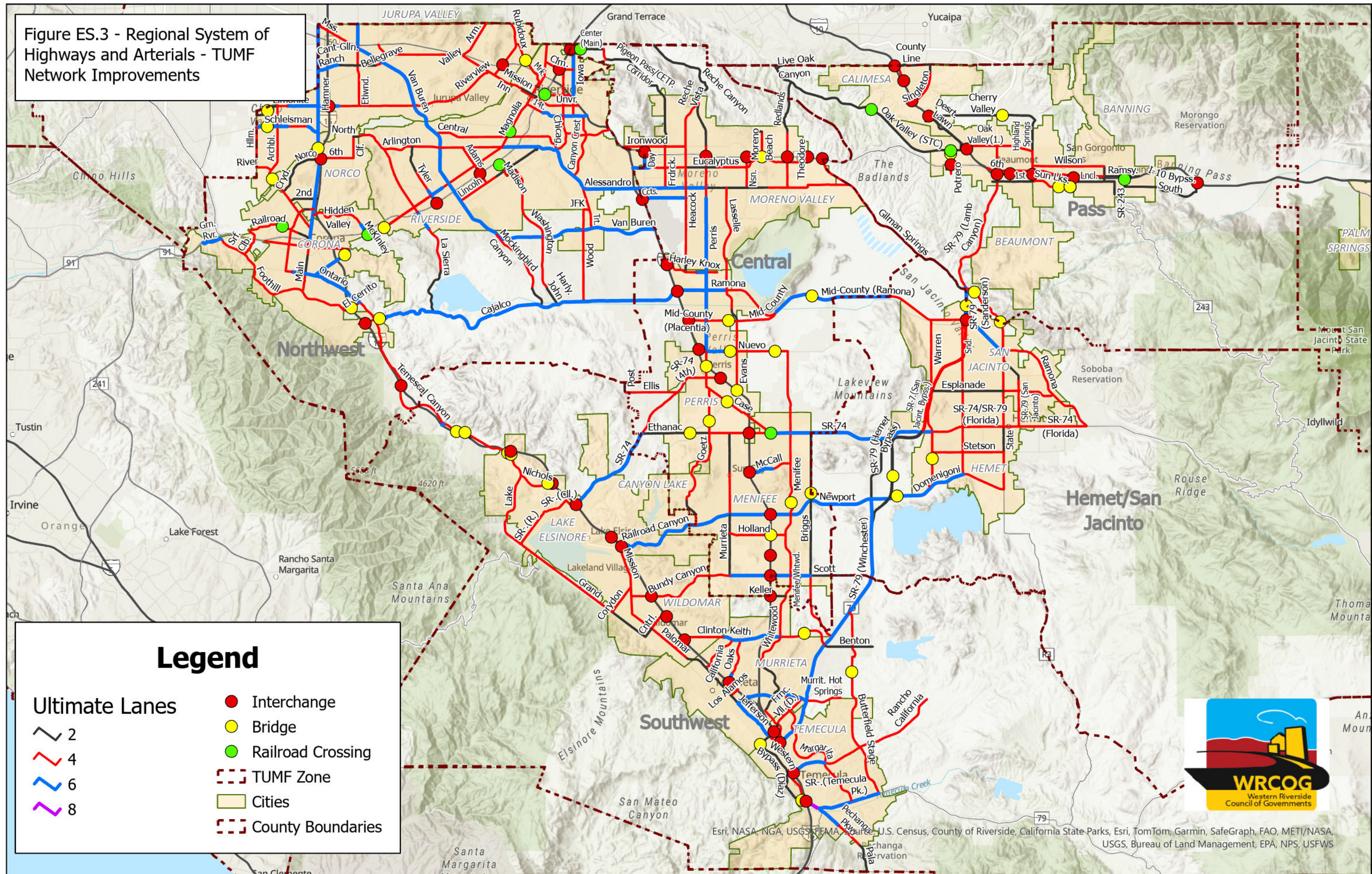
[LinkedIn](#) | [Facebook](#) | [Instagram](#) | [X](#) | lci.ca.gov

****Note:** No reply, response, or information provided constitutes legal advice.

LCI - Public

Confidentiality Notice: The information contained in this email and any attachments is for the exclusive use of the intended recipient(s) and may contain confidential and privileged information. It is the property of the California Governor's Office of Land Use and Climate Innovation. Unauthorized use, disclosure, or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender immediately by return email and destroy all copies of the original message and any attachments.

Figure ES.3 - Regional System of Highways and Arterials - TUMF Network Improvements



Legend

- | | |
|--|--|
| <ul style="list-style-type: none"> 2 Lanes 4 Lanes 6 Lanes 8 Lanes | <ul style="list-style-type: none"> ● Interchange ● Bridge ● Railroad Crossing - - - TUMF Zone ■ Cities - - - County Boundaries |
|--|--|



Esri, NASA, NGA, USGS, FEMA, Google, U.S. Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS