

WRCOG Public Works Committee

December 11, 2025



1

1

1. Call to Order



2

2

1

2. Pledge of Allegiance



3

3. Roll Call



4

4

2

4. Public Comments

Non-agenda items only; three-minute limit per person.



5

5

Consent Calendar (Item 5.A)

5.A Action Minutes from the October 9, 2025, Public Works Committee Meeting

Requested Action:

1. Approve the Action Minutes from the October 9, 2025, Public Works Committee meeting.



6

6

6.A TUMF Program Status Overview



Cameron Brown
WRCOG



7

7

TUMF Program Review

- Recurring update to PWC gives local agencies a look into the activity of the Program
- Focus will be on two parts of the Program
 - Collections: How much revenue from previous months and fiscal year to date
 - Reimbursements: How much funding has been reimbursed for project development



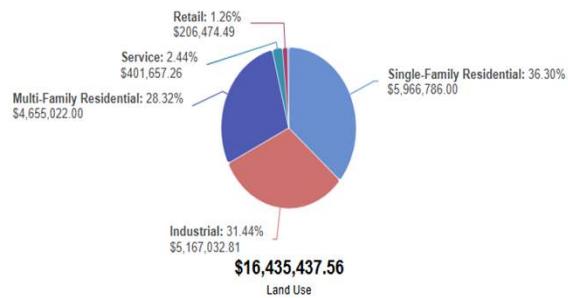
8

8

Collections

- \$16.4M collected in FY 2025/2026
 - \$881k in September
 - \$3.1M in October
 - \$1.7M in November
- By Land Use:
 - Single-family – 36.3%
 - Multi-family – 28.3%
 - Industrial – 31.4%
 - Retail – 1.3%
 - Service – 2.4%

FY 2025/2026 Annual Collections

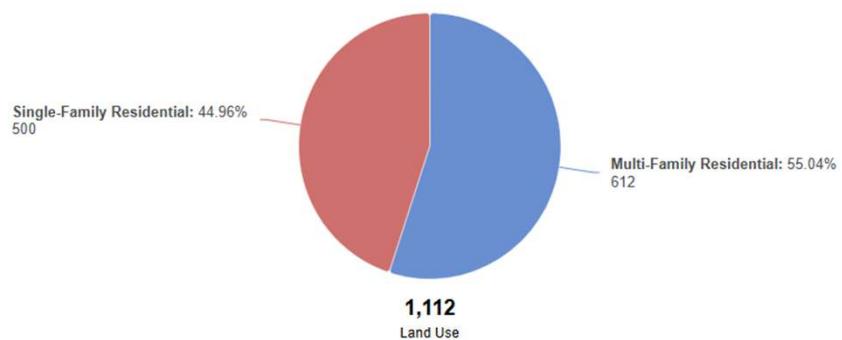


9

9

Residential Units Built

FY 2025/2026 SFR-MFR Units



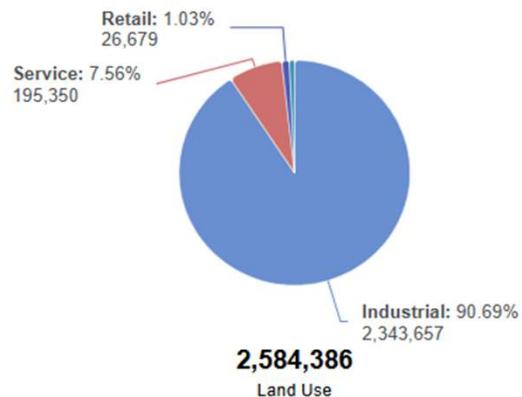
10

10

5

Non-Residential SF Built

FY 2025/2026 Non-Residential SF



11

11

Collections by Agency

- Highest contributing City
 - Menifee: \$5M
- Cities with no TUMF collections for FY 25/26
 - Beaumont, Calimesa, Hemet and Norco
- Temecula collected \$41k this FY, however a \$1.2M refund issued in October resulted in a negative net collections

Agency	Total to-date
Banning	\$ 773,742
Beaumont	\$ -
Calimesa	\$ -
Canyon Lake	\$ 39,507
Corona	\$ 200,736
Eastvale	\$ 2,597,840
Hemet	\$ -
Jurupa Valley	\$ 317,730
Lake Elsinore	\$ 1,130,940
Menifee	\$ 5,010,444
Moreno Valley	\$ 386,635
Murrieta	\$ 144,199
Norco	\$ -
Perris	\$ 923,098
Riverside	\$ 1,188,796
San Jacinto	\$ 468,018
Temecula	\$ (1,262,484)
Wildomar	\$ 14,656
County of Riverside - Central	\$ 1,411,437
County of Riverside - Hemet/San Jacinto	\$ 1,589,428
County of Riverside - Northwest	\$ 407,878
County of Riverside - Southwest	\$ 1,092,837



12

12

Reimbursements

- \$27.7M reimbursed on TUMF Projects
- Across 26 different projects
- Reimbursements continue to exceed collections
- Largest reimbursement: County of Riverside for the SR-79 Realignment



Reimbursed Project per Agency	Reimbursed Amount
■ Banning	\$ 169,049.07
Highland Spring Avenue/I-10 Interchange	\$ 169,049.07
■ Calimesa	\$ 64,177.60
Singleton Rd/I-10 Interchange	\$ 64,177.60
■ Corona	\$ 4,402,000.00
McKinley St Grade Separation & Bridge	\$ 4,402,000.00
■ County - CN	\$ 7,617.48
Gilman Springs Rd (SR-60 to SR-79)	\$ 7,617.48
■ County - HSJ	\$ 8,750,000.00
SR-79 Realignment (Newport Road to Simpson Road)	\$ 8,750,000.00
■ County - NW	\$ 536,977.54
Hamner Ave (Schelsman to Santa Ana River) & Santa Ana River to 6th St [2 to 6 lanes]	\$ 405,628.27
Wood Rd (Krameria Ave to Cajalco Rd)	\$ 131,349.27
■ County - SW	\$ 172,653.07
Butterfield Stage Rd (Murrieta Hot Springs to Auld Road)	\$ 32,121.56
Grand Ave (Ortega Hwy to Central St)	\$ 140,531.51
■ Eastvale	\$ 2,547,375.59
Limonite Ave Bridge over Cucamonga Creek [0 to 4 lanes]	\$ 2,547,375.59
■ Jurupa Valley	\$ 40,913.72
Market St (Rubidoux to Santa Ana River) [2 to 4 lanes]	\$ 40,913.72
■ Lake Elsinore	\$ 1,343,207.48
Franklin St/I-15 Interchange	\$ 913,458.62
SR-74/I-15 Interchange Phases I/II	\$ 429,748.86
■ Menifee	\$ 1,007,610.21
McCalli/I-215 Interchange	\$ 81,293.75
Menifee Rd (Garbani Rd to Scott Rd)	\$ 430,306.02
Scott Rd Widening (Sunset Ave to I-215)	\$ 496,010.44
■ Moreno Valley	\$ 1,532,953.82
Heacock St (San Michele Rd to Harley Knox Blvd) [2 to 4 lanes]	\$ 183,049.59
Moreno Beach Dr/SR-60 Interchange Phase I/II - Overcrossing	\$ 460,375.45
Theodore St (WLC Parkway)/SR-60 Interchange	\$ 889,528.78
■ Perris	\$ 109,466.24
Ethanac Rd (Goetz Rd to Keystone Dr) w/Bridge	\$ 109,466.24
■ Riverside	\$ 4,484,341.41
Third St Grade Separation	\$ 4,484,341.41
■ Temecula	\$ 1,555,480.50
French Valley Phase III (Jefferson Ave to Ynez Rd)	\$ 1,555,480.50
■ Wildomar	\$ 1,063,534.89
Bundy Canyon/I-15 Interchange	\$ 17,271.15
Clinton Keith Rd (I-15 to Copper Craft Dr)	\$ 507,695.98
Palomar St (Mission Trail to Jefferson Ave) [2 to 4 lanes]	\$ 532,404.89
Wildomar Trail/I-15 Interchange	\$ 6,162.87
Grand Total	\$ 27,787,358.62

13

13

Active Credit Agreements (Not including County)

Agency	Developer	Road Improvement	Max TUMF Credit
City of Beaumont	Pardee Home	SR-60/Potrero Interchange	\$4,000,000
City of Calimesa	San Gorgonio Land, LLC	Cherry Valley Blvd/I-10 Interchange	\$36,517,000
City of Calimesa	Highpointe JPR 308, LLC	Singleton Road	\$3,204,665
City of Eastvale	The New Home Company, LLC	Widening of Limonite Ave and Hamner Ave	\$1,905,270.55
City of Eastvale	Orbis Eastvale Partners, LLC	Limonite Ave (Archibald to Cucamonga Creek Bridge	\$114,343
City of Hemet	Pulte Homes	New Stetson Road	\$1,005,843
City of Lake Elsinore	Pulte Homes	Nichols Road and Lake Street	\$4,732,000
City of Lake Elsinore	Zairey, Inc.	Grand Ave (Macy Street to HWY-74)	\$2,080,966
City of Menifee	Pulte Homes	Goetz Rd (Thornton Ave to McLaughlin Rd)	\$1,208,943



14

14

Active Credit Agreements

Agency	Developer	Road Improvement	Max TUMF Credit
City of Menifee	Stark Menifee Land, LLC	Menifee Town Center	\$576,555
City of Murrieta	Lennar Homes of California	SR-79/Winchester Rd	\$1,569,962
City of Murrieta	MHS Retail LLC	Murrieta Hot Springs & Date Street	\$677,860
City of Murrieta	Woodside 05S LP	Whitewood Rd	\$399,412
City of Perris	IDIL Perris North 3	Case Road (Ellis Ave to I-215)	\$13,635,000
City of Perris	Pulte Homes	Evans Road	\$2,912,258
City of Temecula	SB Altair, LLC	Western Bypass Road	\$27,805,000
City of Wildomar	Baxter Development, Inc	Wildomar Trail and Baxter Ave	\$2,881,000
City of Wildomar	KB Home Coastal, Inc	Jefferson Ave (Starbucks Circle to City of Murrieta)	\$1,072,540



15

15

6.A TUMF Program Status Overview

Requested Action:

1. Receive and file.



16

16

6.B TUMF Developer Credit Agreements Reporting and Tracking



Cameron Brown
WRCOG



17

17

What Is a Developer Credit Agreement?

- Three-party agreement between developer, member agency, and WRCOG
- Allows developer to construct a TUMF-eligible regional improvement in lieu of paying TUMF fees
- Developer earns credits equal to construction value or maximum TUMF share
- Credits can be used to offset TUMF on development
- Supports timely delivery of regional transportation improvements



18

18

Historical Challenges

- No consistent or periodic tracking of agreement progress
- Difficulties reconciling completed agreements
- Uncertainty regarding remaining credit balances
- Lack of visibility into development progress and improvement status
- Increased administrative burden for WRCOG and jurisdictions



19

19

New Bi-Annual Reporting Requirement

- Applies to all jurisdictions with active Developer Credit Agreements
- Reporting required twice per year
- Jurisdictions must provide updates on:
 - Development progress under the agreement
 - Status of the TUMF-eligible improvement
 - Credit usage and remaining credit available
- Strengthens WRCOG's ability to track lifecycle, compliance, and eventual reconciliation



20

20

Mandatory TUMF Clearance Through Portal

- All development under a Credit Agreement must apply for TUMF Clearance via WRCOG's online portal
- Portal automatically:
 - Tracks credit usage
 - Calculates remaining credits
 - Restricts clearance once credits are exhausted
 - Prevents over-crediting or use of credits outside agreement limits



21

21

Benefits of Portal & Reporting System

- Increased transparency and accountability
- Reduced administrative burden for jurisdictions
- Accurate, real-time tracking of credit balances
- Reliable audit trail for agreement closeout
- Improved consistency in program administration
- Ensures compliance with TUMF Administrative Plan



22

22

Active Agreements

- WRCOG has implemented credit-based TUMF clearance
- A full list of active developer Credit Agreements is available in agenda packet
- Jurisdictions should contact WRCOG with corrections or updates



23

23

Name	Estimated Obligation	Estimated Credit	Credit Taken via TUMF Portal
Beaumont & Pardee Homes - SR/60 Potrero Interchange	\$4,000,000	\$4,000,000	\$1,668,525
Calimesa & San Gorgonio Land - I10/Cherry Valley PAED/PSR	\$36,546,864	\$36,517,000	\$0
Calimesa & Highpointe JPR 308 - Singleton Rd	\$2,715,138	\$3,204,665	\$0
Corona & Arantine Hills - Cajalco Interchange	\$11,083,685	\$35,323,315	\$4,597,956
Corona & Arantine Hills - Bedford Canyon	\$0	\$3,355,000	\$232,392
County of Riverside & Pulte Homes - Pigeon Pass Rd	\$1,394,352	\$1,288,136	\$0
County of Riverside & KB Home - Washington St	\$1,171,236	\$846,652	\$0
County of Riverside & Forestar Toscana - Temescal Cyn	\$4,294,399	\$2,921,866	\$0
County of Riverside & Heller Development - Briggs Rd	\$547,940	\$127,556	\$0
County of Riverside & French Valley Marketplace - SR-79	\$574,028	\$574,028	\$0
County of Riverside & Lennar/TriPointe/Woodside - Indian Truck Trl.	\$4,809,166	\$4,809,166	\$0
County of Riverside & Spring Mountain Ranch - Mt. Vernon Ave	\$1,778,142	\$1,543,040	\$0
County of Riverside & Lennar - Briggs Rd	\$1,919,760	\$225,821	\$0
Eastvale & The New Home Company - Limonite	\$2,882,040.00	\$2,608,000.00	\$2,323,608
Hemet & Pulte Homes - New Stetson	\$1,515,600.00	\$1,005,843.00	\$353,640
Lake Elsinore & Pulte Homes - Lake St & Nichols Rd	\$3,475,776.00	\$1,330,000.00	\$3,334,320
Lake Elsinore & Zairey, Inc. - Grand Ave	\$610,733.00	\$2,080,966.00	\$0
Menifee & Stark Menifee Land - Newport Rd	\$11,462,654.00	\$576,555.00	\$0
Menifee & Pulte Homes - Goetz Rd	\$7,638,624.00	\$1,208,943.00	\$2,771,084
Murrieta & FV Commons - Clinton Keith & Winchester Rd	\$4,529,703	\$2,890,883	\$0
Murrieta & Woodside - Whitewood Rd	\$390,412	\$399,412	\$0
Murrieta & MHS Retail - Murrieta Hot Springs & Date St	\$113,337	\$677,860	\$0
Murrieta & Lennar Homes - SR-79/Winchester	\$2,776,230	\$1,569,962	\$0
Perris & IDIL Perris North 3 - Case Rd	\$2,616,573	\$13,635,000	\$0
Perris & Pulte Homes Company - Evans Rd	\$5,324,808	\$2,912,258	\$359,804
Temecula & SB Altair - Western Bypass (Diaz Rd)	\$7,119,560	\$0	
Wildomar & Baxter Development - Wildomar Trail	\$199,920	\$2,881,000	\$0
Wildomar & KB Home Coastal - Jefferson Ave	\$1,274,008	\$1,072,540	\$0

24

24



6.B TUMF Developer Credit Agreements Reporting and Tracking

Requested Action:

1. Receive and file.



25

25

6.C Class A & B Office TUMF Exemption



Cameron Brown
WRCOG



26

26

TUMF Program

- The TUMF Program mitigates transportation impacts from development
- Fees meet AB 1600 (Mitigation Fee Act) requirements
- Nexus Study determines the link between development and the traffic a development creates
- WRCOG uses the ITE Trip Generation Manual to estimate new trips created



27

27

Existing Exemptions / Reduction

- Several Exemptions are included in the Program
- ADUs
 - Support housing goals, low impact
- Affordable Housing
 - State law
- Retail / Service – First 3,000 sq. ft.
 - Help promote commercial development
- Class A & B Office – reduced rate (1/2 of service rate)
 - Encourage more office development



28

28

Proposal Submitted to WRCOG

- Several agencies have asked for further exemptions on Class A & B Office
- Their letters suggest that a blanket exemption would do the following:
 - Help incentivize high-wage employment centers within western Riverside County
 - Support reduction of regional out-commuting
 - Improve job-housing balance and reduce VMT
 - Promote infill, adaptive reuse, and redevelopment of aging commercial corridors



29

29

Class A & B Office Development

- \$787,000 has been collected over the last five years
 - Less than 0.3% of all collections during that time
- No development change occurred with the lowering of office rate
- Similar reductions towards retail / service development have not shown changes in development patterns



30

30

Possible Benefits of an Exemption

- Supports creation of high-wage job centers
- Improves job-housing balance and reduces long-distance commuting
- Encourages infill, adaptive reuse, and commercial corridor revitalization
- Fiscal impact relatively limited based on historic collections



31

31

Possible Drawbacks of an Exemption

- Office uses generate significant trips; exemption may weaken nexus basis
- Reduces funding for regional transportation improvements
- Could set precedent for additional land use exemptions
- May require jurisdictions to backfill lost revenue



32

32

Next Steps

- WRCOG will be reviewing available data and all the input provided
- Staff will evaluate the pros / cons of a 100% exemption and report back to the PWC
- At that time, staff will decide on whether it is prudent to add this exemption
- Would be codified in the Administrative Plan and Fee Calculation Handbook



33

33

6.C Class A & B Office TUMF Exemption

Requested Action:

1. Receive and file.



34

34

6.D Santa Ana Municipal Separate Storm Sewer System (MS4) Permit Compliance Program Activities Update



Ryan Kearns
Flood Control



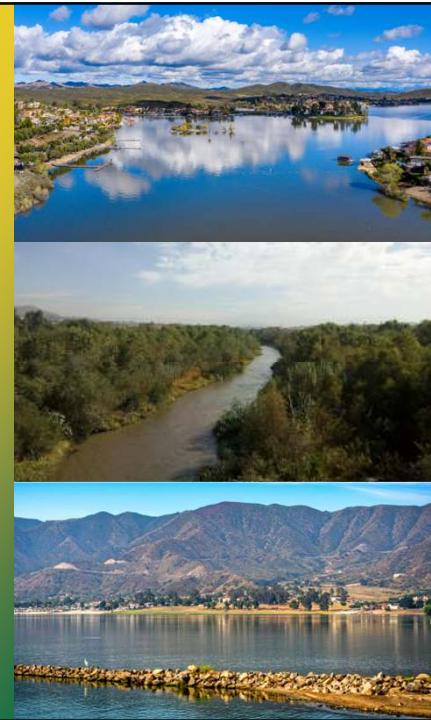
35

35



WRCOG Public Works Committee Stormwater MS4 Program Update

Ryan Kearns
Chief of Watershed Protection
Riverside County Flood Control & Water Conservation District
December 11, 2025

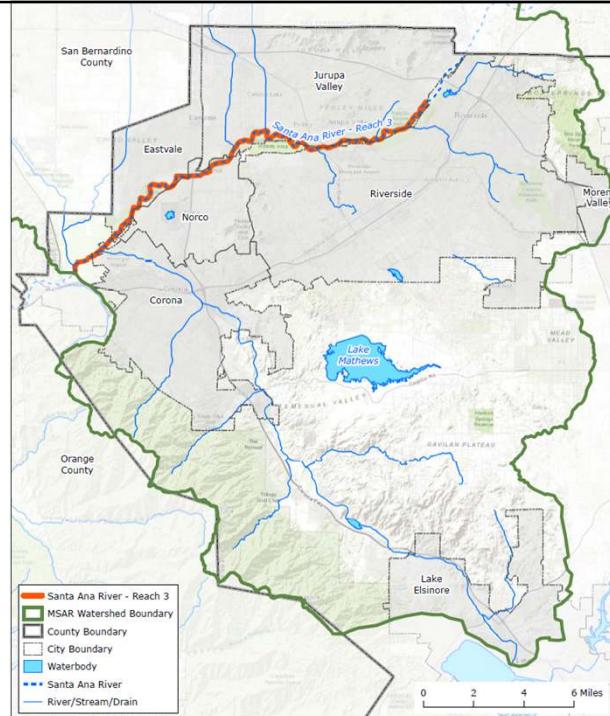


36

18

Middle Santa Ana River Bacteria TMDL

- Dry-weather deadline: 12/31/2015
- Current Wet-weather deadline: **December 31, 2025**
- Wet weather deadline to be extended to **December 31, 2035**
- New MS4 Permit – Numeric Effluent Limitations
 - Permittees are not meeting numeric water quality objectives for bacteria
 - Two Options:
 - Status Quo
 - Time Schedule Order



37

Time Schedule Orders

- **Option 1: Time Schedule Order (TSO)**
 - Provides up to 10 years to comply
 - Water Board cannot issue monetary penalties
 - Allows Permittees to propose a series of plans and BMPs to come into compliance
 - Santa Ana Water Board staff have expressed desire
- **Option 2: No Time Schedule Order**
 - "Status Quo" = Cheaper
 - Risk being issued Mandatory Penalties (up to \$10,000/day)
 - Risk being litigated by NGOs



Riverside – Magnolia Center, and Jurupa Valley – San Sevaine in Aug 2026

38 | rcwatershed.org

38

19

Time Schedule Orders – Next Steps

- Collectively choosing **Option 1** = TSO must be adopted prior to adoption of next MS4 Permit
- Notice of Intent needed; attorney review required
- ~6-month negotiation timeline
- District to Convene Permittees in early January



Riverside – Magnolia Center, and Jurupa Valley – San Sevaine in Aug 2026

39 | rcwatershed.org

39



Lake Elsinore/Canyon Lake Nutrients TMDL

- Lake Elsinore and Canyon Lake continue to experience severe algal blooms and fish kills
- Cause of WQ Problems:
 - Excessive Phosphorus and Nitrogen = **nutrients**
 - Depletion of Oxygen
- Sources of Nutrients:
 - Fertilizer
 - Pet Waste
 - Yard Waste
 - Agriculture/Dairies
 - Natural Sources



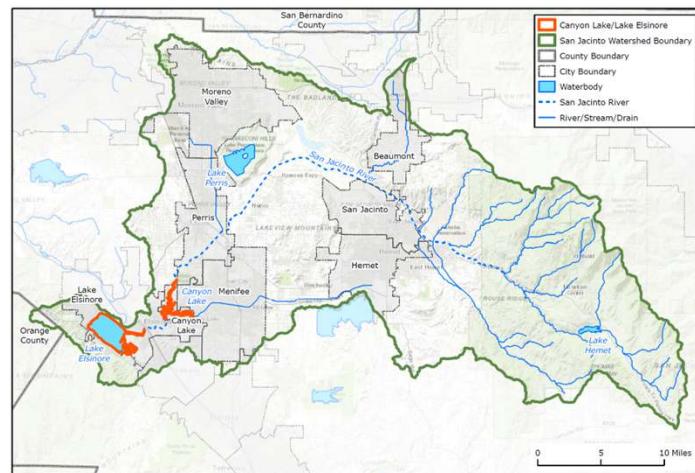
40

Lake Elsinore/Canyon Lake Nutrients TMDL

- In compliance with the 2004 TMDL
- Continued fish kills and algal blooms led to a revised TMDL with stricter nutrient limits
- On July 25, 2025, the revised TMDL was approved by the Santa Ana Water Board.
- The revised TMDL will become effective end of 2026 – the TMDL still requires approval from:
 - State Water Board
 - Office of Administrative Law
 - USEPA



RIVERSIDE COUNTY
WATERSHED PROTECTION



41 | rcwatershed.org

41

Lake Elsinore/Canyon Lake Nutrients TMDL

- The TMDL has 20 new tasks that must be completed, including three in the next few years:
 1. Revise the Comprehensive Nutrient Reduction Plan (CNRP)
 2. Re-authorize Alum Application in Canyon Lake and/or alternatives
 3. Minor Sources study, to define implementation measures for cities upstream of Mystic Lake
- TMDL Task Force Budget to likely increase by 25-50% for FY 26-27



RIVERSIDE COUNTY
WATERSHED PROTECTION

	3/19/2025	3/19/2025	2024 LEAMS TN Credits (held in reserve)	6/25/2025
Approved Budget Allocation 2025-26	Approved LEAMS Allocation 2025-26			Revised Budget Allocation 2025-26
Revised FY 2025-26 Lake Elsinore & Canyon Lake TMDL Task Force Agency Contributions				
Task Force Agency Allocation				
MS4 Co-Permittees (Total)	\$ 773,563	\$ 110,100	\$ 47,700	\$ 725,863
Riverside County	\$ 155,392	partner	\$ -	\$ 155,392
City of Beaumont	\$ 34,213	\$ 3,000	\$ 1,500	\$ 32,713
City of Canyon Lake	\$ 43,626	\$ 3,900	\$ 2,100	\$ 41,528
City of Hemet	\$ 57,139	\$ 8,400	\$ 2,400	\$ 54,739
City of Lake Elsinore	\$ 38,831	partner	\$ -	\$ 38,831
City of Moreno Valley	\$ 104,813	\$ 31,500	\$ 15,900	\$ 88,913
City of Murrieta	\$ 40,715	\$ 3,000	\$ 1,500	\$ 39,215
City of Perris	\$ 87,942	\$ 15,900	\$ 12,000	\$ 75,942
City of Riverside	\$ 34,213	\$ 3,000	\$ 1,500	\$ 32,713
City of San Jacinto	\$ 34,213	\$ 3,000	\$ 900	\$ 33,313
City of Menifee	\$ 108,477	\$ 31,200	\$ 6,300	\$ 102,177
City of Wildomar	\$ 33,986	\$ 7,200	\$ 3,600	\$ 30,386
Elsinore Valley Municipal Water District (EVWMWD)	\$ 31,942	partner	\$ -	\$ 31,942
San Jacinto Agricultural Operators (WRCAC)	\$ 40,447	\$ -	\$ -	\$ 40,447
San Jacinto Dairy & CAFO Operators *	\$ 3,000	\$ 3,000	\$ 1,500	\$ 1,500
CA Department of Transportation	\$ 43,298	\$ 5,100	\$ 3,600	\$ 39,598
CA DFW - San Jacinto Wetlands	\$ 31,213	\$ -	\$ -	\$ 31,213
Eastern Municipal Water District	\$ 31,213	\$ -	\$ -	\$ 31,213
March Air Reserve Base Joint Powers Authority	\$ 41,428	\$ 3,000	\$ 1,500	\$ 39,928
US Air Force (March Air Reserve Base)	\$ 42,168	\$ 3,300	\$ 1,800	\$ 40,368
Total Funding Required	\$ 1,058,273	\$ 124,500	\$ 56,100	\$ 982,172

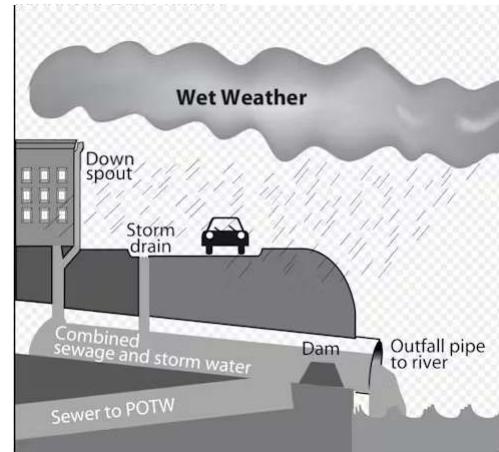
Table reflects FY 2025-26 LE&CL TMDL Task Force budget credits to individual stakeholders for LEAMS TN offset credits that were purchased but not available in 2024.

42 | rcwatershed.org

42

MS4 Permit Renewal Updates

- Continued delays due to Supreme Court Decisions:
 - *City & County of San Francisco v. EPA*
 - *Camarillo Sanitary District v. State Water Resources Control board*
- Potential Water Board Workshop:
 - Friday, March 13, 2026
- Potential Release for Comment:
 - 45 days prior to workshop
 - Tuesday, January 27, 2026
- Water Board staff note significant changes across the board



43 | rcwatershed.org

43



Questions?

Ryan Kearns

rkearns@rivco.org

(951) 955-2047

44

6.D Santa Ana Municipal Separate Storm Sewer System (MS4) Permit Compliance Program Activities Update

Requested Action:

1. Receive and file.

45

7. Report from the Deputy Executive Director



Chris Gray
WRCOG



46

46

8. Items for Future Agendas
9. General Announcements
10. Next Meeting

The next Public Works Committee meeting is scheduled for:

Thursday, February 12, 2026
2:00 p.m.

WRCOG's new office, 1955 Chicago Avenue, Riverside

11. Adjournment



47