



**Western Riverside Council of Governments
Public Works Committee**

REVISED AGENDA

**Thursday, December 11, 2025
2:00 PM**

**WRCOG HAS MOVED
PLEASE NOTE THE NEW LOCATION:**

**1955 CHICAGO AVENUE
RIVERSIDE, CA 92507**

Remote Meeting Locations:

**City of Calimesa
City Hall
908 Park Avenue
Calimesa, CA 92320**

**City of Temecula
City Hall
41000 Main Street
Temecula, CA 92590**

**March Inland Port Airport Authority
17405 Heacock Street
Moreno Valley, CA 92551**

**County of Riverside Administrative Center
4080 Lemon Street, 8th Floor
Riverside, CA 92501**

Members of the public are welcome to participate remotely from any location. Committee member participation is limited to locations that are listed on the published agenda.

[Public Zoom Link](#)

Meeting ID: 847 9291 7247

Passcode: 096143

Dial in: 669 444 9171 U.S.

In compliance with the Americans with Disabilities Act and Government Code Section 54954.2, if special assistance is needed to participate in the Public Works Committee meeting, please contact WRCOG at (951) 405-6706. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting. In compliance with Government Code Section 54957.5, agenda materials distributed within 72 hours prior to the meeting which are public records relating to an open session agenda item will be available for inspection by members of the public prior to the meeting at 3390 University Avenue, Suite 200, Riverside, CA, 92501.

In addition to commenting at the Committee meeting, members of the public may also submit written comments before or during the meeting, prior to the close of public comment to lfelix@wrcog.us. To ensure distribution to Committee members prior to the meeting, please submit comments no later than two hours before the meeting is scheduled to begin. Public comments will also be accepted in person and via Zoom during the meeting.

Any member of the public requiring a reasonable accommodation to participate in this meeting in light of this announcement shall contact Lucy Felix 72 hours prior to the meeting at (951) 405-6706 or lfelix@wrcog.us. Later requests will be accommodated to the extent feasible.

The Committee may take any action on any item listed on the agenda, regardless of the Requested Action.

1. CALL TO ORDER (Jason Farag, Chair)

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PUBLIC COMMENTS

At this time members of the public can address the Committee regarding any items within the subject matter jurisdiction of the Committee that are not separately listed on this agenda. Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion. No action may be taken on items not listed on the agenda unless authorized by law. Whenever possible, lengthy testimony should be presented to the Committee in writing and only pertinent points presented orally.

5. CONSENT CALENDAR

All items listed under the Consent Calendar are considered to be routine and may be enacted by one motion. Prior to the motion to consider any action by the Committee, any public comments on any of the Consent Items will be heard. There will be no separate action unless members of the Committee request specific items be removed from the Consent Calendar.

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

Requested Action(s): 1. Approve the Action Minutes from the October 9, 2025, Public Works Committee meeting.

6. REPORTS / DISCUSSION

Members of the public will have an opportunity to speak on agenda items at the time the item is called for discussion.

A. TUMF Program Status Overview

Requested Action(s): 1. Receive and file.

B. TUMF Developer Credit Agreements Reporting and Tracking

Requested Action(s): 1. Receive and file.

C. Class A & B Office TUMF Exemption

Requested Action(s): 1. Receive and file.

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

Requested Action(s): 1. Receive and file.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray

8. ITEMS FOR FUTURE AGENDAS

Members are invited to suggest additional items to be brought forward for discussion at future Committee meetings.

9. GENERAL ANNOUNCEMENTS

Members are invited to announce items / activities which may be of general interest to the Committee.

10. NEXT MEETING

The next Public Works Committee meeting is scheduled for Thursday, February 12, 2026, at 2:00 p.m., in **WRCOG's new office at 1955 Chicago Avenue, Riverside.**

11. ADJOURNMENT

Public Works Committee

Action Minutes

1. CALL TO ORDER

The meeting of the WRCOG Public Works Committee was called to order by Chair Jason Farag at 2:00 p.m. on Thursday, October 9, 2025, at WRCOG's office.

2. PLEDGE OF ALLEGIANCE

Jason Farag led Committee members and guests in the Pledge of Allegiance.

3. ROLL CALL

- City of Banning - Nathan Smith
- City of Beaumont - Robert Vestal
- City of Calimesa - Michael Thornton
- City of Canyon Lake- Stuart McKibbin
- City of Corona - Savat Kamphou
- City of Hemet - Noah Rau
- City of Jurupa Valley - Maria Fraser
- City of Lake Elsinore - Yu Tagai
- City of Menifee - Nick Fidler
- City of Murrieta - bob moe
- City of Norco - Victor So
- City of Perris - John Pourkazemi
- City of Riverside - Gil Hernandez
- City of San Jacinto - Stuart McKibbin
- City of Temecula - Ron Moreno
- City of Wildomar - Jason Farag
- County of Riverside - Alvin Medina
- March IPAA - Lauren Sotelo
- Riverside County Transportation Commission (RCTC) - Jillian Guizado
- Riverside Transit Agency - Mauricio Alvarez

Absent:

- City of Eastvale
- City of Moreno Valley

4. PUBLIC COMMENTS

There were no public comments.

5. CONSENT CALENDAR

RESULT:	APPROVED AS RECOMMENDED
MOVER:	Menifee
SECONDER:	Hemet
AYES:	Banning, Beaumont, Calimesa, Canyon Lake, Hemet, Jurupa Valley, Lake Elsinore, Menifee, Norco Perris, Riverside, San Jacinto, Temecula, Wildomar, County of Riverside, March IPAA, RCTC, RTA
ABSTAIN	Corona, Murrieta

A. Action Minutes from the August 14, 2025, Public Works Committee Meeting

Action:

1. Approved the Action Minutes from the August 14, 2025, Public Works Committee meeting.

6. REPORTS / DISCUSSION

A. TUMF Construction Cost Index Adjustment for 2025

Action:

1. Recommended that the Executive Committee approve the implementation of an automatic Construction Cost Index adjustments for all TUMF land uses tied to the September 2025 indices of the National Association of Realtors and Engineering News Record (ENR) with a cap at 5% on Sunannual adjustments.

B. TUMF Program Status Overview

Action:

1. Received and filed.

C. Compass IoT Demonstration

Action:

1. Received and filed.

D. Assembly Bill 98 Activities Update

Action:

1. Received and filed.

E. Updates on Recent Court Cases Involving Vehicle Miles Traveled Screening

Action:

1. Received and filed.

7. REPORT FROM THE DEPUTY EXECUTIVE DIRECTOR

Chris Gray, Deputy Executive Director, reported that this is the last Public Works Committee meeting at

Citrus Towers. All subsequent meetings will be held at WRCOG's new office building located at 1955 Chicago Avenue in Riverside.

8. ITEMS FOR FUTURE AGENDAS

There were no items for future agendas.

9. GENERAL ANNOUNCEMENTS

Committee member Nathan Smith reported that the City of Banning currently released an RFP for a Sun Lakes Boulevard Extension Project and asked Committee members for any vendor recommendations.

Chair Farag gave recognition to Past Chair Savat Khamphou for his leadership in the past year.

10. NEXT MEETING

The next Public Works Committee meeting is scheduled for Thursday, December 11, 2025, at 2:00 p.m., in WRCOG's new office at 1955 Chicago Avenue, Riverside.

11. ADJOURNMENT

The meeting was adjourned at 3:19 p.m.



Western Riverside Council of Governments Public Works Committee

Staff Report

Subject: TUMF Program Status Overview
Contact: Cameron Brown, Program Manager, cbrown@wrcog.us, (951) 405-6712
Date: December 11, 2025

Recommended Action(s):

1. Receive and file.
-

Summary:

The TUMF Program supports regional roadway improvements through the collection of mitigation fees from new development. Staff provides regular updates on collections, reimbursements, and credit agreements. For Fiscal Year (FY) 2025/2026 to date, TUMF collections total \$16M, and nearly \$27.8M has been reimbursed for major infrastructure projects. Additionally, more than \$2.2M in developer Credit Agreements have been processed to satisfy program obligations.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update on the status of the TUMF Program with regards to collections and reimbursements on projects. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our sub-region).

Discussion:

Background

The TUMF Program is designed to provide funding towards capacity enhancing projects on regional arterials and collectors within the WRCOG subregion. Revenue is collected on all residential and non-residential development in the subregion as a mitigation towards additional traffic created. This revenue is used towards capacity enhancing projects within the subregion which is allocated to both public and private infrastructure development.

Present Situation

Collections and project reimbursements occur on an ongoing basis as development activity continues, and infrastructure projects are completed. As of November 20, 2025, the TUMF Program has collected approximately \$16M for Fiscal Year (FY) 2025/2026, including \$1.3M received in November. The City of

Menifee remains the highest contributing jurisdiction so far, with collections totaling approximately \$5M.

Concurrently, WRCOG has reimbursed \$27,787,358.62 in invoices during FY 2025/2026. Significant reimbursements were issued in the Hemet / San Jacinto Zone for the SR-79 Realignment Project, to the City of Riverside for the Third Street Grade Separation, and to the City of Corona for the McKinley Street Grade Separation and Bridge Project. Notably, reimbursements have exceeded collections for the first time in several years.

WRCOG continues to monitor several active developer Credit Agreements that are being utilized to satisfy TUMF obligations through project credits. As of November 2025, WRCOG has cleared approximately \$2.2M in TUMF obligations. These obligations are fulfilled when developers construct TUMF facilities as part of their project conditions of approval.

As of September 8, 2025, all Zones have had their Fiscal Year 2025/2026 TIPs approved, with many agencies submitting missing agreements or amendments. With approved TIPs, agencies must enter into new Reimbursement Agreements or Reimbursement Agreement Amendments to access any additional funds allocated in the new TIPs. Since adoption, nine Agreements or Agreement Amendments have been approved by the Executive Committee.

Prior Action(s):

None.

Financial Summary:

Funding for TUMF activities is included in the Fiscal Year 2025/2026 budget under the TUMF Program (1148) in the General Fund (110). 4% of all TUMF collections are allocated for administrative purposes.

Attachment(s):

[Attachment 1 - Active TUMF Developer Credit Agreements](#)

Name	Estimated Credit	Estimated Obligation	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	\$36,517,000	\$36,546,864	\$0
Calimesa & Highpointe JPR 308 - Singleton Rd	\$3,204,665	\$2,715,138	\$0
Corona & Arantine Hills - Cajalco Interchange	\$35,323,315	\$11,083,685	\$4,597,956
Corona & Arantine Hills - Bedford Canyon	\$3,355,000	\$0	\$232,392
County of Riverside & Pulte Homes - Pigeon Pass Rd	\$1,288,136	\$1,394,352	\$0
County of Riverside & Heller Development - Briggs Rd	\$127,556	\$547,940	\$0
County of Riverside & Forestar Toscana - Temescal Canyon	\$2,921,866	\$4,294,399	\$0
Eastvale & Orbis Eastvale Partners - Limonite ROW	\$114,343	\$26,434	\$31,524
Eastvale & The New Home Company - Limonite and Hamner Ave	\$2,608,000	\$2,882,040	\$2,323,608
Hemet & Pulte Homes - New Stetson Rd	\$1,005,843	\$1,515,600	\$353,640
Lake Elsinore & Pulte Homes - Nichols Rd & Lake St	\$4,732,000	\$3,475,776	\$3,334,320
Lake Elsinore & Zairey, Inc. - Grand Ave	\$2,080,966	\$610,733	\$0
Menifee & Stark Menifee Land - Newport Rd	\$576,555	\$11,462,654	\$0
Menifee & Pulte Homes - Goetz Rd	\$1,208,943	\$7,638,624	\$2,771,084
Murrieta & FV Commons - Clinton Keith & Winchester Rd	\$2,890,883	\$4,529,703	\$0
Murrieta & Woodside - Whitewood Rd	\$399,412	\$390,412	\$0
Murrieta & MHS Retail - Murrieta Hot Springs & Date St	\$677,860	\$113,337	\$0
Murrieta & Lennar Homes - SR-79/Winchester	\$1,569,962	\$2,776,230	\$0
Perris & IDIL Perris North 3 - Case Rd	\$13,635,000	\$2,616,573	\$0
Perris & Pulte Homes Company - Evans Rd	\$2,912,258	\$5,324,808	\$359,804
Temecula & SB Altair - Western Bypass (Diaz Rd)	\$27,629,000	\$7,119,560	\$0
Wildomar & Baxter Development - Wildomar Trail	\$2,881,000	\$199,920	\$0
Wildomar & KB Home Coastal - Jefferson Ave	\$1,072,540	\$1,274,008	\$0



Western Riverside Council of Governments Public Works Committee

Staff Report

Subject: TUMF Developer Credit Agreements Reporting and Tracking
Contact: Cameron Brown, TUMF Program Manager, cbrown@wrcog.us, 951-505-6712
Date: December 11, 2025

Recommended Action(s):

1. Receive and file.
-

Summary:

WRCOG is enhancing the administration of TUMF Developer Credit Agreements by implementing a new bi-annual reporting requirement for jurisdictions. Historically, the progress of developments and the status of associated infrastructure improvements under credit agreements have not been systematically tracked. The new reporting framework will improve oversight, ensure proper use of credits, and facilitate timely reconciliation of completed agreements. WRCOG also emphasizes that all development under credit agreements must obtain TUMF Clearance through the TUMF online portal, which will automatically track the remaining credit available under each agreement.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to strengthen the administration of the TUMF Program by increasing transparency and consistency in the use and monitoring of Developer Credit Agreements. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

Discussion:

Background

A TUMF Developer Credit Agreement is a three-party agreement between the developer, the jurisdiction, and WRCOG. The Agreement allows a developer to construct a TUMF-eligible regional transportation improvement in lieu of paying some or all of the TUMF fee that would otherwise be due on their project. Credits are issued in an equivalent dollar amount and may be used to offset TUMF obligations on future development phases located within the boundaries of the Agreement.

The purpose of these Agreements is to facilitate timely construction of regional improvements, support local infrastructure objectives, and provide developers flexibility in meeting their TUMF responsibilities. They also help advance TUMF-eligible improvements earlier than might otherwise occur through fee

collection alone.

Historically, WRCOG has not maintained an active, periodic review of the development progress or infrastructure construction associated with each credit agreement. This approach has resulted in challenges when reconciling completed agreements, closing out improvements, and verifying credit balances.

Present Situation

To improve the accuracy and consistency of TUMF Developer Credit Agreement administration, WRCOG will implement a bi-annual reporting requirement for all jurisdictions with active agreements. Twice each year, staff will request updates on:

- The progression of the development tied to the agreement;
- The status of the TUMF-eligible infrastructure improvement; and
- Verification of credit usage and remaining available credit.

This reporting will enhance WRCOG's ability to track the life cycle of each Agreement and ensure that credit usage aligns with actual development activity.

A significant emphasis is being placed on the requirement that all development operating under a Credit Agreement must apply for TUMF Clearance through the TUMF online portal. The portal automatically tracks credit used and calculates the remaining credit balance. When credit under an agreement is fully exhausted, no further development may clear TUMF using that agreement, and the developer must resume paying TUMF fees.

Mandatory use of the TUMF online portal will:

- Improve transparency and accuracy in the application of credits;
- Reduce administrative burden for jurisdictions;
- Create a reliable audit trail;
- Facilitate timely and accurate reconciliation at agreement closeout; and
- Prevent over-crediting or use of credits outside the boundaries of the agreement.

WRCOG has already implemented the ability to clear TUMF via payment through a Developer Credit Agreement. A list of active credit agreements in the subregion is provided in Attachment 1 to this Staff Report. Please contact WRCOG staff if there are any errors or omissions on this list.

This improved reporting and tracking structure will streamline both WRCOG and local jurisdiction administrative workloads while ensuring compliance with the TUMF Administrative Plan.

Prior Action(s):

None.

Financial Summary:

Activities related to Developer Credit Agreement reporting and tracking are supported by WRCOG's existing TUMF administrative budget. Four percent of all TUMF collections are allocated for

administrative purposes.

Attachment(s):

[Attachment 1 - Active Credit Agreements](#)

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
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Wildomar & Baxter Development - Wildomar Trail	\$199,920	\$2,881,000	\$0
Wildomar & KB Home Coastal - Jefferson Ave	\$1,274,008	\$1,072,540	\$0



Western Riverside Council of Governments Public Works Committee

Staff Report

Subject: Class A & B Office TUMF Exemption
Contact: Cameron Brown, Program Manager, cbrown@wrcog.us, (951) 405-6712
Date: December 11, 2025

Recommended Action(s):

1. Receive and file.

Summary:

Over the past five years, WRCOG member jurisdictions have collected approximately \$787,000 in TUMF revenue from these office uses, and past fee reductions or exemptions for Retail, Service, and Office uses have not shown measurable effects on development activity. This item outlines the potential benefits—such as supporting job creation and regional competitiveness—as well as the risks, including revenue loss and nexus considerations. Staff is seeking direction from the Committee on whether further evaluation or Executive Committee review is warranted.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to review requests for a TUMF exemption to Class A & B Office developments. This effort aligns with WRCOG's 2022-2027 Strategic Plan Goal #5 (Develop projects and programs that improve infrastructure and sustainable development in our sub-region).

Discussion:

Background

The TUMF Program is a regional, development-based impact fee adopted by all WRCOG member jurisdictions to mitigate the cumulative traffic impacts of new growth in western Riverside County. Under the Mitigation Fee Act (AB 1600), fees must have a reasonable nexus to the transportation impacts created by new development. TUMF revenues fund regionally significant arterial, interchange, and multimodal projects identified in the TUMF Nexus Study.

The purpose of the TUMF Program is to ensure that new development pays its fair share toward the cost of needed regional transportation improvements. These improvements maintain regional mobility, goods movement access, and travel reliability. The Program supports orderly growth by providing reliable, predictable project funding across the subregion.

Existing Exemptions and Fee Reductions

Over the past decade, WRCOG has adopted limited exemptions and reductions in specific cases where the Executive Committee determined that regional policy objectives warranted special treatment:

- Accessory Dwelling Units (ADUs):
 - Exempted because ADUs support local and statewide housing production goals, typically generate fewer vehicle trips, and often occur on parcels where primary residential TUMF has already been paid.
- Low-Income and Affordable Housing:
 - Consistent with State housing law and regional policy priorities. Local jurisdictions accept the revenue impact in exchange for the affordability benefit.
- Retail & Service Uses – First 3,000 sq. ft. Exemption:
 - Adopted to support small businesses. Cities assume the revenue impact locally.
- Retail & Service TUMF Rate Reduction:
 - The Executive Committee approved a rate lower than that recommended by the Nexus Study to encourage commercial viability and balance regional economic development considerations.
- Class A & B Office Reduction:
 - The Executive Committee approved a rate reduction of half the service rate for this use in 2014 to encourage office development.

Collection Trends for Class A & B Office

Over the past five fiscal years, WRCOG agencies have collected approximately \$787,000 in TUMF revenue from Class A & B office projects. Staff has not observed any correlation between TUMF rate adjustments and the development volume of office, retail, or service land uses. Past fee reductions have not created noticeable increases in these development types.

Present Situation

Multiple agencies have submitted requests to consider a blanket exemption for new or redeveloped Class A & B office projects. These letters to WRCOG are found in Attachment 1 to this Staff Report. According to the agencies, such an exemption would:

- 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

Benefits and Risks of a Class A & B Office Exemption

A regional exemption for Class A & B Office development could help support the creation of high-wage employment centers within western Riverside County, strengthening the job-housing balance and potentially reducing long-distance commuter trips to neighboring counties. This shift could contribute to long-term reductions in regional Vehicle Miles Traveled (VMT), aligning with WRCOG's sustainability and SB 375 goals. The exemption may also improve the region's competitiveness in attracting office-based employers, particularly since some neighboring counties already offer incentives for commercial office

uses. Additionally, given that only \$787,000 has been collected from these office types over the past five years—and that past fee reductions for Retail, Service, and Office uses have shown no observable impact on development activity—the fiscal exposure from such an exemption may be relatively limited.

However, despite the economic development rationale, exempting Class A & B Office development would reduce a revenue source that currently contributes to regional transportation improvements needed to serve growth-related travel demand. Office uses continue to generate notable employee and visitor trips, and exempting them may conflict with the core TUMF principle that each development type should contribute proportionally to mitigating its transportation impacts. Implementing a blanket exemption could also raise legal and nexus-related concerns under the Mitigation Fee Act, particularly without a supporting technical analysis from a Nexus Study update. Furthermore, adopting such an exemption may set precedent for other land uses to request similar treatment, creating pressure for additional carve-outs. Depending on policy structure, jurisdictions may also need to assume responsibility for any lost revenue to avoid undermining the long-term financial stability of the TUMF Program.

Options for Committee Consideration

1. Advance the concept to the Executive Committee
 - Recommend an exemption of Class A & B Office for Executive Committee consideration
2. Consider partial incentives instead of a full exemption
 - Reduced fee rather than full exemption
 - Exemption for first “X” square feet (mirroring Retail / Service precedent)
 - Incentives only for infill / reuse or downtown revitalization areas
3. Revisit the topic in the Next Nexus Study update
 - A full Nexus Study update would allow a technical evaluation of office VMT reduction potential, trip generation changes, and possible updated fee classifications.
4. Maintain current Fee Structure
 - Committees may determine that office uses should continue contributing toward regional mobility improvements consistent with TUMF Program intent.

Prior Action(s):

None.

Financial Summary:

Funding for TUMF activities is included in the Fiscal Year 2025/2026 budget under the TUMF Program (1148) in the General Fund (110). 4% of all TUMF collections are allocated for administrative purposes.

Consideration of a Class A & B Office exemption would reduce future TUMF revenue. Historic collections over the last five fiscal years total approximately \$787,000, which is a minimal impact considering overall TUMF collections.

Attachment(s):

[Attachment 1 - Class A & B Office Support Letters](#)



November 6, 2025

Chris Gray

Deputy Executive Director
Western Riverside Council of Governments (WRCOG)
1955 Chicago Avenue, Suite 200
Riverside, CA 92507

Subject: Request for Regional Blanket Exemption from Transportation Uniform Mitigation Fees (TUMF) for Class A and Class B Office Development

Dear Mr. Gray:

On behalf of **The City of Corona**, and in partnership with our peer jurisdictions throughout Western Riverside County, this letter respectfully requests consideration for a regional blanket exemption from Transportation Uniform Mitigation Fees (TUMF) for new and redeveloped Class A and Class B office projects within the Western Riverside County subregion.

As WRCOG's own economic data has shown, Western Riverside County continues to underperform in office inventory relative to its labor force growth. While more than 70% of residents commute out of the subregion, for office-based employment.

This proposed exemption would provide a unified, regionwide competitiveness tool that enables Western Riverside County to attract high-wage employers, reduce out-commuting, and foster a more balanced, resilient job-housing economy—all in direct alignment with WRCOG's transportation, sustainability, and economic-resiliency goals. In addition to the following considerations:

1. Addressing a Structural Market Gap

Across Western Riverside County, the supply of modern office inventory continues to lag far behind labor force growth. According to WRCOG's own economic analyses, the subregion exports a significant share of its professional, healthcare, and technology workers each day—commuting east and west to Orange, Los Angeles, and San Diego counties for office-based employment. A blanket exemption for these uses would directly support the development of employment centers and adaptive-reuse projects that meet the market's unmet demand while remaining consistent with the sustainability intent of the TUMF program.

2. Enabling Local Job Creation and Reduced Commuting

Each 100,000 square feet of modern Class A or B office space supports 400–600 direct, high-wage jobs and generates 1.7–2.0 additional indirect service positions in the local economy. By localizing these employment opportunities, WRCOG jurisdictions can achieve measurable





November 6, 2025

Chris Gray
Deputy Executive Director
Western Riverside Council of Governments (WRCOG)
1955 Chicago Avenue, Suite 200
Riverside, CA 92507

Subject: Request for Regional Blanket Exemption from Transportation Uniform Mitigation Fees (TUMF) for Class A and Class B Office Development

Dear Mr. Gray:

On behalf of the City of Lake Elsinore, we respectfully submit this request for consideration of a regional blanket exemption from Transportation Uniform Mitigation Fees (TUMF) for new and redeveloped Class A and Class B office projects within the Western Riverside County subregion. As WRCOG's own data highlights, Western Riverside County continues to underperform in office inventory relative to labor force growth. More than 70% of the region's residents currently commute outside Western Riverside County, including a large share of Lake Elsinore's workforce—to access office-based employment opportunities. This imbalance not only strains regional transportation networks but also diminishes our ability to provide residents with high-quality local job options.

The waiving of office development fees represents a targeted and effective economic development tool to stimulate private investment in modern office spaces, attract high-wage employers, and advance WRCOG's sustainability and economic-resiliency goals. Specifically, this policy would support:

1. Closing a Structural Market Gap

Across Western Riverside County, the supply of contemporary office inventory remains significantly below market demand. A regional TUMF exemption would reduce development barriers and enable cities such as Lake Elsinore to facilitate the creation of high-quality employment centers that align with market needs, sustainability goals, and the intended purpose of the TUMF program.

2. Creating Local Jobs and Reducing Commute Times

Each 100,000 square feet of new Class A or B office space generates approximately 400–600 high-wage professional jobs and 1.7–2.0 supporting service jobs within the local economy. Increasing office development capacity in Lake Elsinore will allow more residents to work closer to home, thereby reducing Vehicle Miles Traveled (VMT), lowering greenhouse gas emissions, and enhancing residents' quality of life. These outcomes directly support Lake Elsinore's Economic Development Department objectives of expanding employment opportunities and fostering sustainable growth.

3. Advancing Infill, Reinvestment, and Adaptive Reuse

Lake Elsinore's downtown revitalization, corridor reinvestment, and adaptive reuse initiatives are designed to promote a vibrant, mixed-use environment. Office components play a critical role in activating these areas by adding daytime foot traffic and supporting local businesses. A TUMF exemption would enhance project feasibility in these higher-cost infill locations, encouraging adaptive reuse and reducing pressure for greenfield development.

4. Enhancing Regional Competitiveness

Neighboring counties, including Orange and San Bernardino, have implemented fee credits and infrastructure offsets to attract high-employment office projects. Without similar tools, Western Riverside County risks continued out-migration of employers and talent. A regional TUMF exemption would strengthen our collective ability to retain and attract quality employers, support WRCOG's Economic Resiliency and Job Access goals, and solidify the region as a balanced, self-sustaining job-housing economy.

The City of Lake Elsinore remains fully committed to WRCOG's transportation, sustainability, and economic objectives. We believe this proposed policy refinement will support high-wage job creation, reduce congestion, and promote long-term economic vitality throughout Western Riverside County.

Thank you for your continued partnership and leadership in advancing a more prosperous and connected regional economy. We appreciate your consideration of this important request.

Sincerely,



Gina Gonzalez, M-URP, CEcD, ACE
Director of Economic Development and Legislative Affairs
City of Lake Elsinore

Executive Committee

Jay Diallo

First Community Capital, Inc.
Chairperson of the Board

Nicole Albrecht

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Which Wich Superior Sandwiches
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The Mill Restaurant/ The Bouvet Group

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Lake Elsinore Storm Baseball Club

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Eric Curran

West Coast Exotic Cars

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Jared Giles

Southwest Healthcare System

Jeremy Goldman

Southern California Edison

Chris Keyson

8bit Brewing Company

Brandon Moore

Mt. San Jacinto College

Andrea Shoup

Shoup Legal, A Professional Law Corp.

Sammy Totah

Kaiser Permanente

Rene Tovar, MSN, RN

Loma Linda University Medical Center

Martin Greenwood

Murrieta Hot Springs Spa

Patrick Ellis

President/CEO

November 18, 2025

Chris Gray

Deputy Executive Director

Western Riverside Council of Governments (WRCOG)

1955 Chicago Avenue, Suite 200

Riverside, CA 92507

Subject: Request for Regional Blanket Exemption from Transportation Uniform Mitigation Fees (TUMF) for Class A and Class B Office Development

Dear Mr. Gray:

On behalf of the Murrieta/Wildomar Chamber of Commerce, this letter respectfully requests consideration for a regional blanket exemption from Transportation Uniform Mitigation Fees (TUMF) for new and redeveloped Class A and Class B office projects within the Western Riverside County subregion.

As WRCOG's own economic data has shown, Western Riverside County continues to underperform in office inventory relative to its labor force growth. While more than 70% of residents commute out of the subregion, for office-based employment.

This proposed exemption would provide a unified, regionwide competitiveness tool that enables Western Riverside County to attract high-wage employers, reduce out-commuting, and foster a more balanced, resilient job-housing economy - all in direct alignment with WRCOG's transportation, sustainability, and economic-resiliency goals. In addition to the following considerations:

1. Addressing a Structural Market Gap

Across Western Riverside County, the supply of modern office inventory continues to lag far behind labor force growth. According to WRCOG's own economic analyses, the subregion exports a significant share of its professional, healthcare, and technology workers each day—commuting east and west to Orange, Los Angeles, and San Diego counties for office-based employment. A blanket exemption for these uses would directly support the development of employment centers and adaptive-reuse projects that meet the market's unmet demand while remaining consistent with the sustainability intent of the TUMF program.

2. Enabling Local Job Creation and Reduced Commuting

Each 100,000 square feet of modern Class A or B office space supports 400–600 direct, high-wage jobs and generates 1.7–2.0 additional indirect service positions in the local economy. By localizing these employment opportunities, WRCOG

jurisdictions can achieve measurable reductions in Vehicle Miles Traveled (VMT) and greenhouse gas emissions—key outcomes of both the WRCOG Sustainability Framework and SB 375 regional planning goals. In short, exempting Class A/B office uses helps our residents work closer to home, drive less, and strengthens our local communities.

3. Supporting Infill and Adaptive Reuse

Many Western Riverside County cities are advancing downtown revitalization, corridor reinvestment, and mall-to-mixed-use transformations. These infill sites are ideally suited for office components that add daytime vitality and cross-support retail and housing. A TUMF exemption would improve project feasibility in these higher-cost, infrastructure-efficient areas—encouraging adaptive reuse over greenfield expansion and further aligning with WRCOG’s long-term transportation and climate goals.

4. Aligning with Regional Competitiveness Goals

Neighboring counties—most notably Orange and San Bernardino—have implemented fee credits and infrastructure offsets for high-employment office projects. Without similar tools, Western Riverside County risks continued out-migration of employers and workers. A regional blanket exemption aligns with WRCOG’s Economic Resiliency and Job Access initiatives, positioning the subregion as a balanced job-housing economy rather than a pass-through commuter corridor.

The Murrieta/Wildomar Chamber of Commerce remains fully committed to WRCOG’s transportation and sustainability objectives and believes this policy refinement will help support high-wage job creation, reduce congestion, and advance regionwide economic balance.

Thank you for your continued partnership in building a stronger Western Riverside County economy. This vital tool will serve as an economic development incentive in our existing arsenal, and we appreciate your consideration of this request.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Patrick Ellis', with a long horizontal flourish extending to the right.

Patrick Ellis
CEO/President

November 12, 2025

Chris Gray

Deputy Executive Director

Western Riverside Council of Governments (WRCOG)

1955 Chicago Avenue, Suite 200

Riverside, CA 92507

Subject: Request for Regional Blanket Exemption from Transportation Uniform Mitigation Fees (TUMF) for Class A and Class B Office Development

Dear Mr. Gray:

On behalf of the Southern California Wine Country Economic Development Council (EDC), we respectfully submit this request for consideration of a regional blanket exemption from Transportation Uniform Mitigation Fees (TUMF) for new and redeveloped Class A and Class B office projects within the Western Riverside County subregion.

The EDC works hand in hand with our regional cities to recruit new office tenants. As you know, there are a variety of factors, cost being one of them, that make recruitment challenging for our region. An exemption of TUMF fees would ease some of those challenges and help our communities be more competitive in bringing in much-needed high-paying jobs to the region.

As WRCOG's own data highlights, Western Riverside County continues to underperform in office inventory relative to labor force growth. More than 70% of the region's residents currently commute outside Western Riverside County. This imbalance not only strains regional transportation networks but also diminishes our ability to provide residents with high-quality local job options.

The EDC remains fully committed to WRCOG's transportation, sustainability, and economic objectives. We believe this proposed policy refinement will support high-wage job creation and promote long-term economic vitality throughout Western Riverside County.

Thank you for your continued partnership and leadership in advancing a more prosperous and connected regional economy. We appreciate your consideration of this important request.

Sincerely,

A handwritten signature in black ink that reads "Connie L. Stopher". The signature is written in a cursive, flowing style.

Connie Stopher, CEO

Southern California Wine Country Economic Development Coalition

reductions in Vehicle Miles Traveled (VMT) and greenhouse gas emissions—key outcomes of both the WRCOG Sustainability Framework and SB 375 regional planning goals. In short, exempting Class A/B office uses helps our residents work closer to home, drive less, and strengthens our local communities.

3. Supporting Infill and Adaptive Reuse

Many Western Riverside County cities are advancing downtown revitalization, corridor reinvestment, and mall-to-mixed-use transformations. These infill sites are ideally suited for office components that add daytime vitality and cross-support retail and housing. A TUMF exemption would improve project feasibility in these higher-cost, infrastructure-efficient areas—encouraging adaptive reuse over greenfield expansion and further aligning with WRCOG's long-term transportation and climate goals.

4. Aligning with Regional Competitiveness Goals

Neighboring counties—most notably Orange and San Bernardino—have implemented fee credits and infrastructure offsets for high-employment office projects. Without similar tools, Western Riverside County risks continued out-migration of employers and workers. A regional blanket exemption aligns with WRCOG's Economic Resiliency and Job Access initiatives, positioning the subregion as a balanced job-housing economy rather than a pass-through commuter corridor.

The City of Corona remains fully committed to WRCOG's transportation and sustainability objectives and believes this policy refinement will help support high-wage job creation, reduce congestion, and advance regionwide economic balance. Thank you for your continued partnership in building a stronger Western Riverside County economy. This vital tool will serve as an economic development incentive in our existing arsenal, and we appreciate your consideration of this request.

Sincerely,



Joel Belding
Economic Development Director





Western Riverside Council of Governments Public Works Committee

Staff Report

Subject: Santa Ana Municipal Separate Storm Sewer System (MS4) Permit Compliance Program Activities Update

Contact: Ryan Kearns, Chief of Watershed Protection Division, Riverside County Flood Control and Water Conservation District, rkearns@rivco.org, (951) 955-2047

Date: December 11, 2025

Recommended Action(s):

1. Receive and file.
-

Summary:

The Regional MS4 Permit - Tentative Order for the Santa Ana River Watershed represents a significant regulatory compliance obligation for municipalities aimed at improving water quality and managing stormwater discharges in the region. This presentation will provide a status update.

Purpose / WRCOG 2022-2027 Strategic Plan Goal:

The purpose of this item is to provide an update regarding the regional MS4 permit. This effort supports Goal #5 of WRCOG's 2022-2027 Strategic Plan (Develop projects and programs that improve infrastructure and sustainable development in our subregion).

Discussion:

Background

The Riverside County Flood Control and Water Conservation District (District) is designated as the Principal Permittee under the MS4 Permit and represents the Riverside co-permittees to implement area-wide programs required by the MS4 Permit through an Implementation Agreement.

A draft Permit was released in March 2024 for public review. The public comment period closed on July 3, 2024. The public hearing for adoption, which was scheduled for December 2024, was canceled due to the Santa Ana Water Board citing the need to address comments and revise the draft Permit. A new date for the adoption hearing has not yet been set.

Present Situation

The Presentation will include:

1. Overview of the Middle Santa Ana River Bacteria TMDL.
2. Overview of the Lake Elsinore /. Canyon Lake Nutrient TMDLs.
3. Regional MS4 Permit - Tentative Order next steps.

Prior Action(s):

None.

Financial Summary:

This item is for informational purposes only; therefore, there is no fiscal impact.

Attachment(s):

None.