



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Robert L. Vestal, City Engineer | Public Works Director
BY: Matthew Mendoza, Senior Management Analyst
DATE: March 3, 2026
SUBJECT: Public Hearing - First Reading of an Ordinance Amending Ordinance No. 1178 to Establish Construction Cost Index Adjustments to the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program

Description: Public hearing and first reading of an Ordinance Amending Ordinance No. 1178 to Establish Construction Cost Index Adjustments to the Western Riverside County TUMF Program.

Background and Analysis:

The City of Beaumont is a Member Jurisdiction of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. Acting in concert, in 2002-2003, 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.

On November 12, 2025, the Western Riverside Council of Governments (WRCOG) Executive Committee approved a Construction Cost Index (CCI) adjustment to the Transportation Uniform Mitigation Fee (TUMF). This adjustment will update the TUMF fee schedule and is scheduled to take effect on July 1, 2026.

In addition to the one-time CCI adjustment, the Executive Committee approved new ordinance language authorizing automatic annual CCI adjustments. These annual adjustments will be based on two approved construction cost indices and applied on a recurring basis. This change is intended to maintain alignment between TUMF fees and construction cost trends between future Nexus Study updates, thereby reducing the need for larger, less frequent, fee increases.

The proposed ordinance amendment also includes minor refinements to the definitions of single-family and multi-family residential development. These refinements are intended to improve clarity and consistency across the TUMF Program and do not modify the underlying fee methodology. The changes to Ordinance 1178 will be reflected in Beaumont Municipal Code Chapter 3.39.

Participating agencies are required to adopt local ordinance and fee resolution updates prior to July 1, 2026, for the revised TUMF fee schedule to take effect on that date. Early adoption is encouraged to avoid implementation delays and to maintain consistency in TUMF program administration across jurisdictions. Staff recommend holding a public hearing and bringing this item back to City Council on March 17, 2026, for a second reading and adoption.

Fiscal Impact:

The cost to prepare this staff report is approximately \$480.

Recommended Action:

Hold a public hearing;

Waive the first full reading, “An Ordinance of the City of Beaumont Amending Ordinance No. 1178 to Establish Construction Cost Index Adjustments to the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program and Amending Chapter 3.39 of the Beaumont Municipal Code”; and,

Waive the first full reading, “A Resolution of the City Council of the City of Beaumont Amending the Applicable Transportation Uniform Mitigation Fee (TUMF) Program Applicable to all Developments in the City of Beaumont.”

Attachments:

- A. Proposed TUMF Resolution
- B. Proposed TUMF Ordinance
- C. Proof of Public Notice