CITY OF MURRIETA
Council Chambers
1 Town Square
Murrieta, CA 92562

Tuesday, April 7, 2026
4:00 PM REGULAR MEETING
CLOSED SESSION FOLLOWING REGULAR MEETING

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Jon Levell
Mayor

Ron Holliday
Mayor Pro Tem

Lisa DeForest
Council Member

Lori Stone
Council Member

Cindy Warren
Council Member

Justin Clifton, City Manager
Tiffany Israel, City Attorney
Cristal McDonald, City Clerk

MURRIETA CITY COUNCIL (CC)
MURRIETA COMMUNITY SERVICES DISTRICT (CSD)
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MURRIETA REDEVELOPMENT SUCCESSOR AGENCY (RSA)
MURRIETA HOUSING AUTHORITY (HA)
MURRIETA FINANCING AUTHORITY (FA)

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https://murrieta.legistar.com/Calendar.aspx

4:00 PM REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION

PRESENTATIONS

Proclamation: DMV/Donate Life Month

Proclamation: National Crime Victims' Rights Week

Proclamation: Innovation Month

Proclamation: Retirement – Lea Kolek, Parks and Community Services Manager

APPROVAL OF AGENDA

CITY MANAGER - ADMINISTRATIVE UPDATE

GOVERNING BODY COMMISSION/COMMITTEE/BOARD (CCB) REPORTS/ANNOUNCEMENTS

Governing Body CCB Reports is the opportunity for the City Council to provide a brief report on conferences, seminars, and Commission, Committees, and/or Boards meeting attendance. Reports shall not exceed three minutes. Governing Body Announcements is the opportunity for the City Council to provide miscellaneous reports and announcements. Announcements shall not exceed two minutes. The City Clerk will use the computerized timer.

PUBLIC COMMENTS (NON-AGENDA)

At this time any person may address the governing bodies on any subject pertaining to City business, which does not relate to any item listed on the printed agenda. Normally no action may be considered or taken by the governing bodies on any matter not listed on the agenda. Each speaker will be limited to three minutes.

CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 6

All matters listed on the Consent Calendar are to be considered routine by the governing bodies, and will be enacted by one motion in the form listed. There will be no discussion of these items unless, before the governing body votes on the motion to adopt, specific items are removed from the Consent Calendar for separate motions.

1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

Recommended Action:

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

2. Minutes

Recommended Action:

Approve the February 26, 2026, Special City Council Workshop minutes and the March 17, 2026 Regular Meeting minutes.

3. Monthly Investment Transaction Report for February 2026

Recommended Action:

Receive and file the Monthly Investment Transaction Report for February 2026.

4. Approve Amended Agreement with ClearGov Inc. for Digital Budget Book, Capital Budgeting, Transparency, and Strategic Planning Software

Recommended Action:

Approve a four year service agreement with ClearGov Inc.,
to add the Strategic Planning module for a total amount not to exceed $66,062.23; and

Authorize the City Manager, and/or his designee, to execute the ClearGov Service Order/Agreement.

5. Acceptance of Additional CalOES Grant Funds for the Fire Station 1 and City Hall Emergency Generator Replacement Project, Request for Additional Construction Contingency, Finding of Exemption from CEQA

Recommended Action:

Adopt Resolution No. 26-4921 entitled: *A Resolution of the City Council of the City of Murrieta, California, Accepting Additional California Office of Emergency Services (Cal OES) Hazard Mitigation Grant Program Funds as Part of the Fiscal Year (FY) 2023 Hazard Mitigation Grant Program in the Amount of $93,423.75; and Amend The Capital Improvement Plan (CIP) Budget For FY 2025/26 to Appropriate the Grant Funds of $93,423.75 and $31,141.25 from General Fund Capital Unassigned Fund Balance into CIP No. 10044 for Compliance with Grant Local Fund Match Requirements, and Amend The FY 2025/26 Operating Budget to Increase the Grant Revenues and Grant Expenditures Budgets*;

Find this project to be exempt from CEQA and authorize a First Amendment to the Construction Contract between the City of Murrieta and Pramira, Inc., for construction of the Fire Station 1 and City Hall Emergency Generator Project CIP No. 10044 to increase the contract contingency by fifty percent (50%), in the amount of $262,261, for Contract Change Order work; and

Authorize the Director of Municipal Services, or designee, to approve Contract Change Orders not to exceed the approved construction contingency.

6. Approve the Second Amendment to the Agreement with RICK to Undertake Revisions to the City's General Plan

Recommended Action:

Approve the Second Amendment to the Agreement with RICK to prepare revisions to the General Plan with an amended Scope of Services to include additional tasks and increase the Agreement amount by $184,669, for a total not-to-exceed amount to $988,073;

Amend the Fiscal Year 2025/26 Operating Budget to establish an appropriation of $169,112 using General Fund Unassigned Fund Balance as detailed in the fiscal impact statement; and

Find that the proposed action is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378 for the reasons specified in this report.

PULLED CONSENT CALENDAR ITEMS

PUBLIC HEARINGS

7. Adoption of an Ordinance Amending Ordinance No. 613-25 to Update the City's Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program (MCA-2026-00012) for Development Projects within the City and Adoption of a Resolution Amending the Applicable Transportation Uniform Mitigation Fee (TUMF) Schedule, Including a Determination that the Activity is Exempt from the California Environmental Quality Act

Recommended Action:

Conduct a Public Hearing and introduce and conduct the first reading of Ordinance No. 630-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending Ordinance No. 613-25 to Update Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program*;

Adopt Resolution No. 26-4922 entitled: *A Resolution of the City Council of the City of Murrieta, California Amending the Applicable Transportation Uniform Mitigation Fee (TUMF) applicable to all Developments in the City of Murrieta*; and

Determine that the activity is exempt from the California Environmental Quality Act pursuant to Section 15061 (b)(3) of the California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines).

8. Public Hearing for Fiscal Year 2026/27 Public Facilities Development Impact Fee Update

Recommended Action:

Conduct a Public Hearing related to updating the City's Public Facilities Development Impact Fees; and

Adopt Resolution No. 26-4923 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving an Update of the Fiscal Year 2026/27 Public Facilities Development Impact Fee Schedule and Amending the City's Fee Schedule.*

9. Public Hearing for Fiscal Year 2026/27 Citywide User Fee Schedule Update

Recommended Action:

Conduct a Public Hearing to consider proposed updates to the City's User Fee Schedule; and

Adopt Resolution No. 26-4924 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving and Adopting the City's Updated User Fee Schedule for Fiscal Year 2026/27.*

DISCUSSION

10. Review, Establish, and Appoint Representatives to City Council Subcommittees and City Affiliated Organizations

Recommended Action:

Consider establishing the below subcommittees and if established, appoint two Council Members to serve as members:
1. Ballot Measure Ad-Hoc Subcommittee
2. Downtown Design Guidelines Ad-Hoc Subcommittee
3. Equestrian Center Ad-Hoc Subcommittee
4. Tour de Murrieta Ad-Hoc Subcommittee;

Consider designating a Council Member to represent the City to advocate for expanded higher education facilities in Southwest Riverside County, including participation in the Southwest Riverside County Higher Education Coalition; and

Review current list of subcommittees and City affiliated organizations to provide direction to staff as appropriate; and

Take any additional related action the City Council deems appropriate.

RECONSIDERATION

COUNCIL MEMBER REQUESTS TO ADD OR REMOVE ITEMS TO FUTURE AGENDAS

PUBLIC COMMENTS

ANNOUNCEMENT OF CLOSED SESSION ITEMS

CLOSED SESSION

CS1. Conference with Labor Negotiators
The City Council will conduct a closed session, pursuant to Government Code Section 54957.6, with the City Manager, Assistant City Manager, Deputy City Manager, City Attorney, and the City's Negotiators, regarding labor negotiations with the Murrieta Police Officers Association, Murrieta Police Management Association, Murrieta Firefighters Association, and Murrieta Fire Management Association.

CS2. Conference with Legal Counsel - Anticipated Litigation
The City Council will conduct a close session, pursuant to Government Code section 54956.9(d) (2), because there is a significant exposure to litigation in two (2) cases.

RECESS TO CLOSED SESSION

CALL TO ORDER

ANNOUNCEMENT OF CLOSED SESSION ACTION

ADJOURNMENT

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No.

Subject:
Proclamation: DMV/Donate Life Month

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No.

Subject:
Proclamation: National Crime Victims' Rights Week

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No.

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No.

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 1.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Cristal McDonald, City Clerk

PREPARED BY: Kimberly Ramirez, Deputy City Clerk

SUBJECT: Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

RECOMMENDATION

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 2.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Cristal McDonald, City Clerk

PREPARED BY: Kimberly Ramirez, Deputy City Clerk

SUBJECT:
Minutes

RECOMMENDATION

Approve the February 26, 2026, Special City Council Workshop minutes and the March 17, 2026 Regular Meeting minutes.

ATTACHMENTS

ATT 1 - February 26, 2026 Minutes
ATT 2 - March 17, 2026 Minutes

CITY OF MURRIETA
Council Chambers
1 Town Square
Murrieta, CA 92562

Thursday, February 26, 2026
8:30 AM SPECIAL CITY COUNCIL WORKSHOP MINUTES

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Lisa DeForest
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8:30 AM SPECIAL MEETING

CALL TO ORDER 8:31 a.m.

ROLL CALL

Present: Council Member Cindy Warren
Council Member Lori Stone
Council Member Lisa DeForest
Mayor Pro Tem Ron Holliday
Mayor Jon Levell
Absent: None

PLEDGE OF ALLEGIANCE Council Member Warren

MAYOR'S WELCOME
Mayor Levell provided welcoming remarks.

CITY MANAGER COMMENTS
City Manager Justin Clifton provided opening comments on the expectations and goals of the Special Workshop and how the feedback will provide staff direction. City Manager Clifton also noted that this Workshop is intended to be a broader picture and overview rather than detailed plan with specifics intended to guide staff in the top priorities and gather more information for a future Workshop.

City Manager Clifton noted this will return in six months with an update.

PUBLIC COMMENTS - AGENDIZED ITEMS ONLY

Kassen Klein:	Spoke on the City Council's decorum at City Council meetings.
Alan Long:	Spoke on the City's branding and identity when pursuing the priority projects.

WORKSHOP

WS1. Status Update and Discussion on City Council Priorities

City Manager Clifton provided an overview of the City Council priorities Tiers 1 through 3 and introduced Assistant City Manager Kristen Crane who would provide the presentation of the City Council priorities.

Assistant City Manager Crane presented and displayed a list of completed priority projects from Tiers 1 through 3 which included the:

- Amphitheater parking lot;
- Sidewalk vendor policy;
- Town hall meeting regarding changes in California Housing Law;
- City Hall roof replacement;
- Glen Arbor Dog Park;
- 6th Code Update;
- Tot lot replacement;
- Police Department building improvements;
- City HVAC replacement;
- Equestrian evacuation guidelines;
- Hawk Ranch;
- Champions for Murrieta program; and
- Recommended removal of Loan program for water/sewer connections due to lack of interest on this item.

Assistant City Manager Crane reviewed and displayed City Council priorities for the Tier 1 large-scale projects, as listed on the agenda report, highlighting milestones, status, and next steps.

The following staff members were available to answer questions from the City Council:

- City Manager Clifton answered questions related to potential annexation for Fire Station No. 6 and the Los Alamos Soccer Complex
- Fire Chief Bernard Molloy was available to answer questions regarding Fire Station No. 6
- Finance Director Javier Carcamo was available to answer questions regarding the revenue from the public safety Community Financing District (CFD) tax; and
- Deputy Development Services Director Jarrett Ramaiya was available to answer questions regarding the Los Alamos Soccer Complex's grading permit.

The City Council recessed at 9:40 a.m.

The City Council reconvened at 9:48 a.m.

WS1. Status Update and Discussion on City Council Priorities *(Continued)*

Assistant City Manager Crane continued to review and display City Council priorities for the Tier 1 large-scale projects and reviewed the small-scale projects, as listed on the agenda report, highlighting milestones, status, and next steps.

Development Services Director David Chantarangsu was available to answer questions regarding the General Plan clean up, design guidelines, and process improvements, City Engineer Jeff Hitch was available to answer questions regarding the drainage improvements project and trash interceptors, and Municipal Services Director Brian Crawford was available to answer questions regarding tot stop replacements throughout the City.

Public Comment:

Kassen Klein: Provided a handout and spoke on the Los Alamos Soccer Complex, Keller Road Interchange, General Plan clean up, and the Equestrian Center.

The City Council recessed at 10:41 a.m.

The City Council reconvened at 10:48 a.m.

WS1. Status Update and Discussion on City Council Priorities *(Continued)*

Assistant City Manager Crane moved on to review and display City Council priorities for Tier 2 and 3 large-scale and small-scale projects, as listed on the agenda report, highlighting milestones, status, next steps, and suggestions of shifting priorities.

Public Comment:

Kassen Klein: Spoke on code enforcement revisions, the Madison Avenue corridor, and the water infrastructure.

City Manager Clifton provided an overview and introduction of the Capital Improvement Projects (CIP) list, stating that this list represents staff analysis of what is important to the City Council and the community members.

Assistant City Manager Crane presented the list of CIPs.

City Engineer Jeff Hitch was available to answer City Council questions regarding the LED lighted crosswalks funding, I-215 and Clinton Keith record of survey, and projects set to be completed by the end of June 2026.

Public Comment:

Kassen Klein: Spoke on identifying funding sources for CIP projects.

The City Council recessed at 11:45 a.m.

The City Council reconvened at 12:30 p.m.

WS1. Status Update and Discussion on City Council Priorities *(Continued)*

The City Council reviewed the possible next priorities they would like to bring forward or shift in Tiers.

City Manager Clifton answered questions regarding the Municipal Service building and the Public Safety training facility, Police Chief Henry was available to answer questions regarding the Police Department expansion, Municipal Services Director Crawford was available to answer questions regarding the Cal Oaks Sports Park pool, Fire Chief Molloy was available to answer questions regarding the training tower, Community Services Director Brian Ambrose was available to answer questions regarding historic buildings and the Equestrian center, and Development Services Director Chantarangsu was available to answer questions regarding design standards from the City Council.

Based on consensus the City Council provided direction on the following:

- Warm Springs Parkway CIP shifted from Tier 2 to Tier 1;
- Westside Park land acquisition added as a Tier 1 project;
- Fire Station No. 6 remains a high priority;
- Revitalization of the Cal Oaks Sports Park pool as a Tier 1 project;
- Ad Hoc Subcommittee for a 2028 Ballot Measure;
- Public Arts Program shifted from Tier 3 to Tier 2;
- Maintenance of the Equestrian Center as a high priority;
- Municipal Services building as a high priority;
- Adding Mill beautification to Tier 3; and
- Adding General housing and commercial design standards as Tier 1.

CLOSING WORKSHOP COMMENTS

The Mayor and the City Council gave closing comments.

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Clerk Cristal McDonald announced the following Closed Session item:

CLOSED SESSION

CS1. Public Employee Performance Evaluation
The City Council will hold a closed session, pursuant to Government Code section 54957(b), to conduct an employee evaluation concerning the City Manager.

RECESS TO CLOSED SESSION 2:27 p.m.

RECONVENE / CALL TO ORDER 2:54 p.m.
Present: Council Member Cindy Warren
Council Member Lori Stone
Council Member Lisa DeForest
Mayor Pro Tem Ron Holliday
Absent: Mayor Jon Levell (*Not present during Closed Session*)

ANNOUNCEMENT OF CLOSED SESSION ACTION

City Attorney Tiffany Israel: No reportable action on Closed Session Item No. CS1.

ADJOURNMENT 2:55 p.m.

_____
Cristal McDonald, City Clerk

CITY OF MURRIETA
Council Chambers
1 Town Square
Murrieta, CA 92562

Tuesday, March 17, 2026 4:00 PM REGULAR MEETING CLOSED SESSION FOLLOWING REGULAR MEETING MINUTES

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Mayor

Ron Holliday
Mayor Pro Tem

Lisa DeForest
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4:00 PM REGULAR MEETING

CALL TO ORDER 4:03 p.m.

ROLL CALL

Present: Council Member Cindy Warren
Council Member Lisa DeForest
Council Member Lori Stone
Mayor Pro Tem Ron Holliday
Mayor Jon Levell
Absent: None

PLEDGE OF ALLEGIANCE Council Member Stone

INVOCATION Pastor Doug Cole, Murrieta Church of Christ

PRESENTATIONS

Proclamation: Government Finance Professionals Week

APPROVAL OF AGENDA

Action: It was moved by Council Member Warren, seconded by Mayor Pro Tem Holliday, to approve the Agenda for March 17, 2026.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday, Levell
Noes: None
Absent: None

CITY MANAGER - ADMINISTRATIVE UPDATE

GOVERNING BODY COMMISSION/COMMITTEE/BOARD (CCB) REPORTS/ANNOUNCEMENTS

Council Member Warren: Provided attendance/reported the following:
- Town Square Park Amphitheater Subcommittee
- Riverside County Transportation Commission (RCTC)
- City Selection Committtee

Provided Announcements to be made part of the City's record.

Council Member DeForest: Provided Announcements to be made part of the City's record.

Council Member Stone: Provided Announcements to be made part of the City's record.

Mayor Pro Tem Holliday: Provided attendance/reported the following:
- Town Square Park Amphitheater Subcommittee

Provided Announcements to be made part of the City's record.

Mayor Levell: Provided Announcements to be made part of the City's record.

PUBLIC COMMENTS (NON-AGENDA)

Philip O'Reilly: Spoke on City branding and proposed widening Jefferson Avenue.

Andy Morris: Representing the Elsinore Valley Municipal Water District, spoke on project updates, resources, and upcoming events.

CONSENT CALENDAR - APPROVAL OF ITEMS 1 – 17

Action: It was moved by Mayor Pro Tem Holliday, seconded by Council Member Warren, to approve Consent Calendar Item Nos. 1-17.

****** Council Member DeForest recused herself from Item No. 12 due to owning property within 1,000 feet of the project.******

The motion carried by the following vote:
Ayes: Warren, DeForest, Stone, Holliday, Levell
Noes: None
Absent: None
Recusal: DeForest (*Item No. 12 only*)

1. Waive Reading of All Ordinance Adoptions on the Agenda and Read by Title Only

Recommended Action:

Waive reading, by title only, of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

2. Minutes

Recommended Action:

Approve the minutes of the March 3, 2026 Regular City Council Meeting.

3. Monthly Investment Transaction Report for January 2026

Recommended Action:

Receive and file the Monthly Investment Transaction Report for January 2026.

4. Check Register January 2026

Recommended Action:

Adopt a Resolution 26-4913 entitled: *A Resolution of the City Council of the City of Murrieta, California, Ratifying the Consolidated Check Register for the month of January 2026.*

5. Information Technology Network Infrastructure Upgrades and Backup Refresh Project

Recommended Action:

Amend the Fiscal Year 2025/26 Operating Budget as referenced in the Fiscal Impact statement;

Approve the purchase of new Cisco firewalls and switches, Veeam backup software solution, and Object First backup storage device from CDW-G;

Approve the combined contract amount not-to-exceed $702,977.66 and authorize the City Manager to approve up to 10% in change orders for contingencies; and

Authorize the City Manager to execute all related documents and request orders.

6. Microsoft Software Licensing Agreement

Recommended Action:

Authorize the City Manager to enter into a five (5) year Microsoft Enterprise Volume Licensing Agreement through the Statewide Enterprise Licensing Agreement administered by the California Department of Technology (CDT) and authorize SHI, LLC to administer the agreement, including the CDT service fee;

Approve a separate three-year Microsoft Select Plus Agreement with the County of Riverside, also administered by SHI, LLC;

Approve both agreements for a combined not-to-exceed amount of $1,501,495.41, which includes the five (5) year CDT service fee of $88,247.78;

Authorize the City Manager to execute all necessary and related documents for the term of the agreements; and

Amend the FY 2025/26 Operating budget to establish an additional appropriation of $17,622.09 in the Information Technology Operating Fund.

7. Second Reading of Ordinance No. 629-26 Prohibiting the Sale and Distribution of Kratom

Recommended Action:

Conduct the second reading and adopt Ordinance No. 629-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending the Murrieta Municipal Code by Adding New Chapter 9.40, Regulating the Sale and Distribution of Kratom*.

8. Donation Acceptance for Murrieta Children's Library Expansion Project

Recommended Action:

Approve acceptance of a donation from the Temecula Valley Woman's Club in the amount of $500, for the Murrieta Children's Library Expansion Project; and

Authorize amendment of the Fiscal Year 2025/26 Operating Budget as referenced in the Fiscal Impact statement.

9. Lunch at the Library Summer 2026 Grant

Recommended Action:

Approve acceptance of the California State Library's Lunch at the Library Summer 2026 grant, in the amount of $12,362, for the Murrieta Public Library;

Ratify the signed Certification of Compliance form and the Financial Claim form;

Authorize the City Manager to execute all necessary documents to accept the grant funds; and

Amend the Fiscal Year 2026/27 Operating Budget as described in the fiscal impact statement.

10. Approval to Participate in the Vehicle Miles Traveled Mitigation Exchange Program and Authorization to Enter into a Credit Generator Participation Agreement with the Western Riverside Council of Governments

Recommended Action:

Approve the City's participation in the voluntary Western Riverside Council of Governments (WRCOG) Vehicle Miles Traveled (VMT) Mitigation Exchange Program;

Authorize the City Manager or designee to enter into a Credit Generator Participation Agreement with the WRCOG; and

Direct staff to coordinate with WRCOG to add VMT-reducing improvement projects at the City's discretion into the voluntary program to address development projects with transportation related VMT impacts.

11. Murrieta Housing Authority Revolving Loan Fund

Recommended Action:

Adopt Resolution No. 26-4914 entitled: *A Resolution of the City Council of the City of Murrieta Authorizing the City's Housing Authority to Establish a Revolving Loan Fund*;

Approve the establishment of the RLF Program for the Authority to be managed by Authority staff and the Executive Director;

Authorize staff and the Executive Director to approve loans consistent with program requirements and execute all necessary documents for the RLF program; and

Direct staff to report annually to the City Council on the Revolving Loan Fund Program as part of the City's annual housing reporting to the State.

12. Declaring Intention to Form Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta and to Annex into Community Facilities District No. 2025-2 (Maintenance Services) and Community Facilities District No. 2025-S (Safety Services)

****** Council Member DeForest recused herself from Item No. 12 due to owning property within 1,000 feet of the project. ******

Recommended Action:

Adopt Resolution No. 26-4915 entitled: *Resolution of Intention of the City Council of the City of Murrieta to Establish Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta, to Authorize the Levy of a Special Tax to Pay the Costs of Acquiring or Constructing Certain Facilities and to Pay Debt Service on Bonded Indebtedness*;

Adopt Resolution No. 26-4916 entitled: *Resolution of Intention of the City Council of the City of Murrieta to Incur Bonded Indebtedness in an Amount Not To Exceed $8 Million Within Proposed Community Facilities District No. 2026-1 (Gierson Ranch) of the City of Murrieta*;

Adopt Resolution No. 26-4917 entitled: *Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta, Declaring Its Intention to Consider Annexing Territory to Community Facilities District No. 2025-2 (Maintenance Services) of the City of Murrieta (Annexation No. 3-Gierson Ranch)*;

Adopt Resolution No. 26-4918 entitled: *Resolution of the City Council of the City of Murrieta Acting as the Legislative Body of Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta, Declaring Its Intention to Consider Annexing Territory to Community Facilities District No. 2025-S (Safety Services) of the City of Murrieta (Annexation No. 1-Gierson Ranch)*; and

Approve a Reimbursement Agreement regarding the Community Facilities District No 2026-1 (Gierson Ranch) and authorize the City Manager to execute the agreement.

13. Fire Station 3 Emergency Generator Replacement Construction Contract Amendment

Recommended Action:

Authorize the City Manager, or their designee, to execute a First Amendment to the construction contract with Capital Construction, Inc., increasing the contract amount by $11,058.73;

Authorize an additional fifteen percent (15%) construction contingency of $18,476.06 for a total contract sum of $141,649.79;

Authorize the City Manager, or their designee, to approve Contract Change Orders not to exceed fifteen percent (15%) of the contract amount; and

Extend the contract term for eight (8) months.

14. Purchase of Temporary Modular Living Quarters for Fire Station 1 Living Quarters Improvement Project

Recommended Action:

Award the construction contract for the Temporary Modular Living Quarters Fire Station 1 in association with CIP No. 21037, to CSLM Construction Inc. in the amount of $217,822.74;

Authorize a fifteen percent (15%) construction contingency of $32,673.41;

Authorize the Director of Municipal Services and/or designee to approve contract change orders not to exceed fifteen percent (15%) of the contract amount; and

Authorize the City Manager to execute the construction contract and other documents necessary to facilitate the purchase of the Temporary Modular Living Quarters for Fire Station 1.

15. Acceptance of Public Improvements in Parcel Map 5730

Recommended Action:

Accept the Public Improvements in Parcel Map 5730, located at the northeast corner of Washington Avenue and Nutmeg Street;

Authorize City Engineer to release ninety percent (90%) of the related security bonds in place; and

Direct the Municipal Services Department to perform continued maintenance of the aforementioned public improvements in conformance with the City of Murrieta's maintenance standard.

16. Approval of a Caltrans Program Supplement Agreement for In-Pavement LED Lighted Crosswalk Project, CIP No. 13034

Recommended Action:

Adopt Resolution 26-4919, entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving Program Supplement Agreement No. F025 to Administering Agency-State Agreement No. 08-5464F15 with Approved Finance Letter for the In-Pavement LED Lighted Crosswalk Project, CIP No. 13034.*

17. Parcel Charge for National Pollution Discharge Elimination System Program

Recommended Action:

Adopt Resolution No. 26-4920, entitled: *A Resolution of the City Council of Murrieta, California, Requesting that the County of Riverside Levy the Fiscal Year 2026/27 Community Service Area 152 Parcel Charge and Requesting Continued Participation in Community Service Area 152*;

Direct the City Clerk to certify approval of the resolution and submit a certified copy to the County of Riverside; and

Amend the Fiscal Year 2026/27 Operating Budget to match the estimated levy amount.

PULLED CONSENT CALENDAR ITEMS None

DISCUSSION

18. Approve the Purchase of a Type III Brush Truck for Murrieta Fire & Rescue

Staff report and PowerPoint provided by Division Chief Dave Perez.

Fire Chief Bernard Molloy was available to answer questions from the City Council.

Public Comments: None

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Stone to approve the purchase of a Type III Brush Truck through a cooperative purchasing program in accordance with Municipal Code Section 3.08.295;

Establish an appropriation in the fiscal year of delivery in the Fleet Replacement Program Fund to fund costs associated with the purchase and upfitting of the Type III Brush Truck; and

Authorize the City Manager to approve the South Coast Fire Equipment proposal, zero dollar purchase order, and any other necessary documents to initiate the construction and procurement of the Type III Brush Truck.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday, Levell
Noes: None
Absent: None

19. Consideration of Request for City Financial Contribution to Mt. San Jacinto College Foundation in Honor of Retirement of Superintendent/President Dr. Roger Schultz

****** Council Member DeForest disclosed her employment with Mt. San Jacinto College and membership on the foundation board. ******

Staff report introduced by Assistant City Manager Kristen Crane. Council Member DeForest provided background and information on the request.

Public Comments:

Patrick Ellis: As a Mt. San Jacinto foundation board member spoke in support of a donation.

Action: After discussion, Council Member Stone made the motion to not donate a dollar to the foundation until the needs of the City are met.

Motion died due to lack of a second.

It was moved by Council Member DeForest, seconded by Council Member Warren to make a $5,000 contribution.

Mayor Levell made a substitute motion seconded by Council Member Stone to support the endeavor via recognition with no monetary contribution.

The substitute motion carried by the following vote:

Ayes: Stone, Holliday, Levell
Noes: Warren, DeForest
Absent: None

20. Approval of a Billboard Reconstruction Agreement with Domenigoni Barton Properties

Staff report and PowerPoint provided by Deputy City Manager Scott Agajanian and Development Services Director David Chantarangsu.

Property Owner Andy Domengoni was available to answer questions from the City Council.

Public Comments:

Patrick Ellis: Representing the Murrieta Wildomar Chamber of commerce, spoke in support of the agreement.

Action: After discussion, it was moved by Council Member DeForest, seconded by Council Member Warren to approve the Billboard Reconstruction Agreement between the City of Murrieta and Domenigoni Barton Properties, LLC, authorizing the removal of two existing, legal, non conforming billboards and the reconstruction of two new billboards on the Developer's property;

Authorize the City Manager to execute the Agreement; and

Authorize the City Manager to execute a license agreement for the billboards to be located on City right of way on The Triangle site.

- City Attorney Israel clarified the license agreement included authorizing future license agreements.

The motion carried by the following vote:

Ayes: Warren, DeForest, Stone, Holliday, Levell
Noes: None
Absent: None

RECONSIDERATION None

COUNCIL MEMBER REQUESTS TO ADD OR WITHDRAW ITEMS TO FUTURE AGENDAS
None

PUBLIC COMMENTS (NON-AGENDA, AGENDIZED, CLOSED SESSION) None

CLOSED SESSION

ANNOUNCEMENT OF CLOSED SESSION ITEMS

City Clerk Cristal McDonald announced the following Closed Session Items:

CS1. Conference with Labor Negotiators
The City Council will conduct a closed session, pursuant to Government Code Section 54957.6, with the City Manager, Assistant City Manager, Deputy City Manager, City Attorney, and the City's Negotiators, regarding labor negotiations with the Murrieta Police Officers Association, Murrieta Police Management Association, Murrieta Firefighters Association, and Murrieta Fire Management Association.

CS2. Conference with Legal Counsel - Anticipated Litigation
The City Council will conduct a closed session, pursuant to Government Code Section 54956.9(d)(2), because there is significant exposure to litigation for five (5) cases.

RECESS TO CLOSED SESSION 6:13 p.m

CALL TO ORDER 7:37 p.m

ROLL CALL

Present: Council Member Cindy Warren
Council Member Lisa DeForest
Council Member Lori Stone
Mayor Pro Tem Ron Holliday
Mayor Jon Levell
Absent: None

ANNOUNCEMENT OF CLOSED SESSION ACTION

City Attorney Tiffany Israel reported the following Closed Session Action:

CS1.:	No reportable action.
CS2.Cases 1-2, 5:	No reportable action.
	******Council Member Stone recused herself from Case No. 5 due to owning property within 1,000 feet of the site.******
CS2.Case 3:	The City Council unanimously approved to initiate litigation on the property located at 29814 Via Princesa.
CS2.Case 4:	The City Council unanimously approved to initiate litigation on the property located at 39651 Corte Gata.

ADJOURNMENT 7:39 p.m.

_____
Cristal McDonald, City Clerk

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 3.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Javier Carcamo, Finance Director

PREPARED BY: Tanner Benson, Financial Analyst

SUBJECT: Monthly Investment Transaction Report for February 2026

ABSTRACT

The February 2026 Monthly Investment Transaction Report is submitted to the City Council in compliance with California Government Code Section 53607, which requires monthly disclosure of investment activity. The report summarizes the City's long-term investment activity managed by Chandler Asset Management, short-term investments held with the Local Agency Investment Fund, and earnings from the Wells Fargo Cash Sweep Program and JPMorgan Chase account.

As of February 28, 2026, the City's total ending book value for investment accounts held with Chandler Asset Management and Local Agency Investment Fund was $217,509,010.72. Additionally, the Cash Sweep Programs generated $161,870.98 in earnings for February 2026.

RECOMMENDATION

Receive and file the Monthly Investment Transaction Report for February 2026.

PRIOR ACTION/VOTE

None.

STRATEGIC ALIGNMENT

The City Council's goal of maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency is associated with this administrative priority.

DISCUSSION

This report is filed with the City Council in compliance with Government Code Section 53607, which states that a monthly report of transactions related to the purchase, sale, or exchange of securities is made monthly to the legislative body. The City of Murrieta (City) has both long-term and short-term investments. The City's managed investment portfolio is for longer-term investments, managed by Chandler Asset Management. The

Local Agency Investment Fund (LAIF), managed by the California State Treasurer, is used for short-term investments and functions more like a savings account to facilitate cash flow.

This report includes funds under management from Chandler Asset Management, funds deposited with LAIF, and earnings received from the Wells Fargo Cash Sweep Program and JPMorgan Chase account. Bond funds held by the City's Trustee, US Bank, are not included in this report but are on file and available upon request.

The transactions in the long-term investment portfolio for February 2026, include dispositions of $6,714,077.77 in cash, payables, receivables, maturities, and sales, as well as a withdrawal for bank fees. Subsequently, these proceeds, together with the dispositions and monthly interest earnings, were reinvested in security and money market fund purchases totaling $7,291,356.14.

The California State Treasurer allocates and reinvests LAIF interest earnings on a quarterly basis. Quarterly interest earnings are reflected in the statement one month following the end of the quarter. The account received the last interest earnings deposit in January 2026 for the previous quarter. As of February 2026, the LAIF interest balance was $62,164,285.61.

As of February 28, 2026, the City's Total Ending Book Value (or what the City actually paid for the investments) for both investment accounts (long and short-term accounts) is $217,509,010.72. Both accounts combined had an overall increase of $708,030.60, or 0.33%, which includes any deposits, dispositions, applicable interest earnings, and any realized gains/losses, less monthly fees charged to the account.

The City is also earning monthly dividends in the General Checking accounts. The Wells Fargo "Cash Sweep Program" allows the City to earn a return on uninvested cash balances in our General Checking Account by automatically "sweeping" cash balances into a Sweep investment vehicle until such balances are otherwise needed to satisfy obligations arising in the account.

The total earnings from the Wells Fargo Cash Sweep Program for the month of February were $155,074.66.

The City is also earning interest monthly in the General Checking account with JPMorgan. This account allows the City to earn a return on uninvested cash balances in our General Checking Account. In February, the account earned $6,796.32 in interest.

Attached to this report, are the investment portfolio accounts for Chandler Asset Management for the month of February 2026 (Attachment 1) and the regular monthly statement for LAIF (Attachment 2), which lists all transactions associated with the respective accounts. Attachment 3 provides a summary of daily transactions for the Wells Fargo Cash Sweep Program. Additionally, Attachment 4 provides a summary of daily transactions for the new JPMorgan Chase Account.

This report also includes a statement of compliance with state law and the City's investment policy for the various investment categories.

FISCAL IMPACT

The recommended action has no fiscal impact. Interest earnings projections are included in the Fiscal Year 2025/26 Operating Budget.

ATTACHMENTS

ATT 1 - Chandler Asset Management Monthly Account Statement for February 2026

ATT 2 - Local Agency Investment Fund (LAIF) Monthly Statement for February 2026
ATT 3 - Wells Fargo Cash Sweep Program February 2026 Statement
ATT 4 - JP Morgan Account Monthly Statement for February 2026

MONTHLY ACCOUNT STATEMENT

City of Murrieta | Account | As of February 28, 2026

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Custodian:
US Bank

PORTFOLIO SUMMARY

City of Murrieta | Account | As of February 28, 2026

Portfolio Characteristics

Average Modified Duration	1.79
Average Coupon	3.85%
Average Purchase YTM	4.33%
Average Market YTM	3.61%
Average Credit Quality*	AA+
Average Final Maturity	2.10
Average Life	1.92

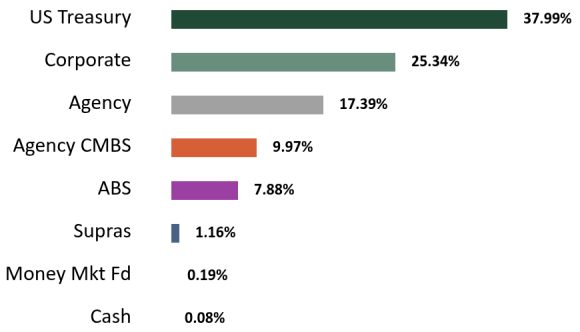
Account Summary

	End Values as of 01/31/2026	End Values as of 02/28/2026
Market Value	157,384,173.91	158,378,804.13
Accrued Interest	1,331,460.31	1,245,573.50
Total Market Value	**158,715,634.21**	**159,624,377.63**
Income Earned	411,227.02	454,777.04
Cont/WD	0.00	0.00
Par	157,377,170.13	157,958,654.31
Book Value	154,636,694.52	155,344,725.11
Cost Value	154,636,694.52	155,344,725.11

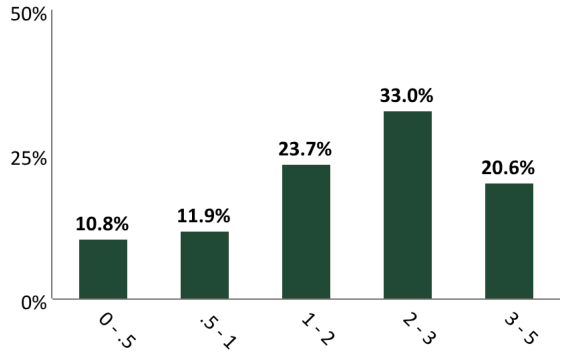
Top Issuers

United States	37.99%
Federal Home Loan Banks	11.39%
Federal Home Loan Mortgage Corp	9.97%
Farm Credit System	6.00%
Massachusetts Mutual Life Insurance	1.33%
New York Life Insurance Company	1.26%
American Express Credit Master Trust	1.21%
International Bank for Recon and Dev	1.16%

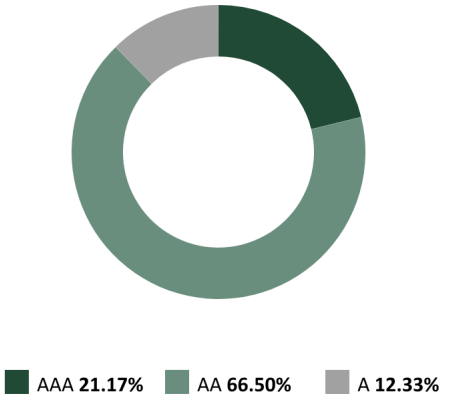
Sector Allocation



Maturity Distribution



Credit Quality*



Performance Review

Total Rate of Return**	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (02/01/20)
City of Murrieta	0.57%	1.15%	0.84%	5.09%	5.35%	5.17%	2.35%	--	2.36%
Benchmark Return	0.52%	1.06%	0.73%	4.69%	4.99%	4.74%	1.95%	--	2.01%

*The average credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch.
**Periods over 1 year are annualized.
Benchmark: ICE BofA 1-3 Year US Treasury Index

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of February 28, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES				
Max % (MV)	20.0	10.0	Compliant	
Max % Issuer (MV)	30.0	10.0	Compliant	
Max Maturity (Years)	5.0	4.1	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	7.9	Compliant	
Max % Issuer (MV)	5.0	0.8	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	270	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	25.3	Compliant	
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of February 28, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	17.4	Compliant	
Max % Issuer (MV)	30.0	11.4	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	2	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV)	20.0	0.2	Compliant	
Max % Issuer (MV)	10.0	0.2	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES (CA, LOCAL AGENCY)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1 if > FDIC Limit)	0.0	0.0	Compliant	
REPURCHASE AGREEMENTS				
Max % (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	1.2	Compliant	
Max % Issuer (MV)	10.0	1.2	Compliant	
Max Maturity (Years)	5	2	Compliant	

STATEMENT OF COMPLIANCE

City of Murrieta | Account | As of February 28, 2026

Rules Name	Limit	Actual	Compliance Status	Notes
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	38.0	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY

City of Murrieta | Account | As of February 28, 2026

Maturities / Calls

Month to Date	**(1,000,000.00)**
Fiscal Year to Date	**(17,450,000.00)**

Principal Paydowns

Month to Date	**(320,333.24)**
Fiscal Year to Date	**(2,920,255.08)**

Purchases

Month to Date	**7,291,356.14**
Fiscal Year to Date	**46,823,865.33**

Sales

Month to Date	**(5,431,359.05)**
Fiscal Year to Date	**(22,623,876.48)**

Interest Received

Month to Date	**532,467.64**
Fiscal Year to Date	**3,885,482.86**

Purchased / Sold Interest

Month to Date	**8,196.21**
Fiscal Year to Date	**(47,749.09)**

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Book Value	154,636,694.52	150,913,261.27
Maturities/Calls	(1,000,000.00)	(17,450,000.00)
Principal Paydowns	(320,333.24)	(2,920,255.08)
Purchases	7,291,356.14	46,823,865.33
Sales	(5,431,359.05)	(22,623,876.48)
Change in Cash, Payables, Receivables	37,614.52	127,037.06
Amortization/Accretion	0.00	0.00
Realized Gain (Loss)	130,752.23	474,693.01
Ending Book Value	155,344,725.11	155,344,725.11

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2025)
Beginning Market Value	157,384,173.91	153,376,376.64
Maturities/Calls	(1,000,000.00)	(17,450,000.00)
Principal Paydowns	(320,333.24)	(2,920,255.08)
Purchases	7,291,356.14	46,823,865.33
Sales	(5,431,359.05)	(22,623,876.48)
Change in Cash, Payables, Receivables	37,614.52	127,037.06
Amortization/Accretion	0.00	0.00
Change in Net Unrealized Gain (Loss)	286,599.63	570,963.65
Realized Gain (Loss)	130,752.23	474,693.01
Ending Market Value	158,378,804.13	158,378,804.13

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
36269FAD8	GMALT 2024-1 A3 5.09 03/22/2027	126,378.19	02/08/2024 5.09%	126,362.39 126,362.39	100.16 3.67%	126,579.26 196.55	0.08% 216.86	NA/AAA AAA	1.06 0.11
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	316,081.76	06/20/2024 5.19%	314,402.58 314,402.58	100.21 3.53%	316,744.90 262.35	0.20% 2,342.32	Aaa/AAA NA	1.07 0.14
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	350,000.00	05/17/2024 5.32%	349,959.05 349,959.05	100.76 3.82%	352,667.35 827.56	0.22% 2,708.30	Aaa/NA AAA	1.89 0.49
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	517,773.84	09/17/2024 4.24%	517,686.70 517,686.70	100.19 3.92%	518,771.59 973.41	0.33% 1,084.89	NA/AAA AAA	1.96 0.55
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	705,000.00	05/20/2025 4.58%	704,988.30 704,988.30	100.84 3.78%	710,941.04 986.61	0.45% 5,952.74	NA/AAA AAA	2.23 1.00
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	877,133.27	02/13/2024 5.21%	877,095.12 877,095.12	100.84 3.85%	884,474.88 2,031.05	0.56% 7,379.76	Aaa/AAA NA	2.46 0.59
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	1,320,000.00	09/07/2023 5.23%	1,319,634.10 1,319,634.10	100.73 3.80%	1,329,690.12 3,027.20	0.84% 10,056.02	NA/AAA AAA	2.55 0.52
05594HAD5	BMWLT 2025-2 A3 3.97 09/25/2028	800,000.00	10/08/2025 3.97%	799,997.76 799,997.76	100.37 3.72%	802,963.20 529.33	0.51% 2,965.44	NA/AAA AAA	2.57 1.31
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	288,025.93	03/11/2024 4.96%	288,009.80 288,009.80	100.83 3.66%	290,428.07 634.94	0.18% 2,418.27	Aaa/NA AAA	2.71 0.62
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	511,184.24	06/04/2024 5.18%	511,106.59 511,106.59	100.89 3.92%	515,726.62 441.32	0.33% 4,620.03	Aaa/AAA NA	3.00 0.68
58768YAD7	MBALT 2025-A A3 4.61 04/16/2029	770,000.00	05/14/2025 4.61%	769,906.14 769,906.14	101.38 3.84%	780,618.30 1,577.64	0.49% 10,712.16	NA/AAA AAA	3.13 1.67
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	640,000.00	04/16/2024 5.23%	639,868.80 639,868.80	101.76 3.66%	651,233.28 1,487.64	0.41% 11,364.48	NA/AAA AAA	3.13 1.07
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	670,000.00	03/04/2025 4.23%	669,957.86 669,957.86	100.80 3.66%	675,392.83 1,259.60	0.43% 5,434.97	Aaa/NA AAA	3.55 1.32
44935XAD7	HART 2025-B A3 4.36 12/17/2029	585,000.00	06/03/2025 4.36%	584,947.18 584,947.18	101.10 3.70%	591,436.76 1,133.60	0.37% 6,489.58	NA/AAA AAA	3.80 1.57
92348KDY6	VZMT 2025-3 A1A 4.51 03/20/2030	1,050,000.00	03/25/2025 4.51%	1,049,954.85 1,049,954.85	100.78 4.10%	1,058,226.75 1,446.96	0.67% 8,271.90	Aaa/NA AAA	4.05 1.01
02582JKP4	AMXCA 2025-2 A 4.28 04/15/2030	1,255,000.00	05/06/2025 4.28%	1,254,977.28 1,254,977.28	101.39 3.63%	1,272,426.93 2,387.29	0.80% 17,449.65	NA/AAA AAA	4.13 1.99
362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	370,000.00	05/06/2025 4.28%	369,945.54 369,945.54	100.77 3.75%	372,865.65 659.83	0.24% 2,920.11	Aaa/AAA NA	4.13 1.36

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
92970QAJ4	WFCIT 2025-1 A 4.34 05/15/2030	1,210,000.00	06/03/2025 4.33%	1,209,979.91 1,209,979.91	101.49 3.66%	1,228,066.51 2,333.96	0.78% 18,086.60	NA/AAA AAA	4.21 2.06
Total ABS		**12,361,577.24**	**4.65%**	**12,358,779.96** **12,358,779.96**	**100.95** **3.77%**	**12,479,254.03** **22,196.85**	**7.88%** **120,474.07**		**3.13** **1.16**
AGENCY									
3133ERDZ1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026	1,000,000.00	05/20/2024 4.87%	997,690.00 997,690.00	100.17 3.74%	1,001,743.00 14,909.72	0.63% 4,053.00	Aa1/AA+ AA+	0.19 0.18
3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	2,000,000.00	08/16/2023 4.78%	1,998,620.00 1,998,620.00	100.28 3.69%	2,005,638.00 20,847.22	1.27% 7,018.00	Aa1/AA+ AA+	0.28 0.28
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	2,000,000.00	11/09/2023 4.85%	2,007,480.00 2,007,480.00	100.54 3.66%	2,010,714.00 8,611.11	1.27% 3,234.00	Aa1/AA+ AA+	0.42 0.41
3133EPSW6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026	2,405,000.00	08/09/2023 4.58%	2,399,468.50 2,399,468.50	100.34 3.72%	2,413,244.34 5,110.63	1.52% 13,775.84	Aa1/AA+ AA+	0.46 0.44
3130AWTQ3	FEDERAL HOME LOAN BANKS 4.625 09/11/2026	4,500,000.00	-- 4.81%	4,476,030.00 4,476,030.00	100.49 3.68%	4,521,937.50 98,281.25	2.86% 45,907.50	Aa1/AA+ AA+	0.53 0.50
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,750,000.00	11/30/2023 4.53%	1,754,427.50 1,754,427.50	100.68 3.63%	1,761,964.75 23,381.94	1.11% 7,537.25	Aa1/AA+ AA+	0.72 0.68
3130AYPN0	FEDERAL HOME LOAN BANKS 4.125 01/15/2027	2,000,000.00	01/30/2024 4.21%	1,995,560.00 1,995,560.00	100.46 3.58%	2,009,176.00 10,541.67	1.27% 13,616.00	Aa1/AA+ AA+	0.88 0.84
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	1,000,000.00	04/08/2024 4.66%	995,520.00 995,520.00	101.06 3.48%	1,010,563.00 19,375.00	0.64% 15,043.00	Aa1/AA+ AA+	1.07 1.02
3130B0TY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	1,500,000.00	04/10/2024 4.84%	1,496,115.00 1,496,115.00	101.31 3.53%	1,519,585.50 28,104.17	0.96% 23,470.50	Aa1/AA+ AA+	1.11 1.05
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	1,000,000.00	05/20/2024 4.69%	994,830.00 994,830.00	101.12 3.55%	1,011,199.00 12,625.00	0.64% 16,369.00	Aa1/AA+ AA+	1.22 1.16
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	3,000,000.00	03/24/2025 4.02%	3,039,480.00 3,039,480.00	102.13 3.40%	3,063,936.00 64,125.00	1.93% 24,456.00	Aa1/AA+ AA+	2.03 1.88
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	2,000,000.00	07/06/2023 4.49%	1,956,940.00 1,956,940.00	101.29 3.40%	2,025,804.00 18,222.22	1.28% 68,864.00	Aa1/AA+ AA+	2.28 2.14
3130AVVX7	FEDERAL HOME LOAN BANKS 3.75 06/09/2028	1,120,000.00	06/07/2023 4.00%	1,107,243.20 1,107,243.20	100.77 3.39%	1,128,618.40 9,566.67	0.71% 21,375.20	Aa1/AA+ AA+	2.28 2.14
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	2,000,000.00	10/12/2023 4.71%	1,981,460.00 1,981,460.00	102.62 3.42%	2,052,432.00 39,750.00	1.30% 70,972.00	Aa1/AA+ AA+	2.57 2.36
Total Agency		**27,275,000.00**	**4.57%**	**27,200,864.20** **27,200,864.20**	**100.96** **3.57%**	**27,536,555.49** **373,451.60**	**17.39%** **335,691.29**		**1.12** **1.05**

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
AGENCY CMBS									
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	2,000,000.00	02/09/2023 4.35%	1,890,546.88 1,890,546.88	99.33 3.82%	1,986,568.00 4,421.67	1.25% 96,021.12	Aa1/AA+ AAA	0.49 0.43
3137BTUM1	FHMS K-061 A2 3.347 11/25/2026	853,846.89	09/22/2022 4.23%	823,195.13 823,195.13	99.53 3.76%	849,831.25 2,381.52	0.54% 26,636.12	Aa1/AA+ AAA	0.74 0.64
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	856,214.48	-- 4.09%	833,965.33 833,965.33	99.57 3.73%	852,556.73 2,447.35	0.54% 18,591.40	Aa1/AA+ AAA	0.91 0.72
3137F1G44	FHMS K-065 A2 3.243 04/25/2027	1,000,000.00	09/19/2022 4.08%	965,468.75 965,468.75	99.38 3.66%	993,768.00 2,702.50	0.63% 28,299.25	Aa1/AA+ AAA	1.15 1.03
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	1,209,734.80	05/18/2023 4.13%	1,162,054.24 1,162,054.24	99.22 3.60%	1,200,331.53 3,212.85	0.76% 38,277.29	Aa1/AAA AA+	1.57 1.46
3137F4X72	FHMS K-075 A2 3.65 02/25/2028	1,165,000.00	09/14/2023 4.92%	1,107,478.13 1,107,478.13	99.82 3.64%	1,162,960.09 3,543.54	0.73% 55,481.96	Aa1/AA+ AAA	1.99 1.85
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	1,250,000.00	05/28/2024 4.94%	1,197,265.63 1,197,265.63	100.49 3.61%	1,256,125.00 4,062.50	0.79% 58,859.37	Aa1/AA+ AAA	2.49 2.30
3137FK4M5	FHMS K-085 A2 4.06 10/25/2028	2,000,000.00	05/07/2025 4.12%	1,990,703.13 1,990,703.13	100.90 3.62%	2,018,012.00 6,766.67	1.27% 27,308.87	Aaa/AA+ AA+	2.66 2.44
3137H5YC5	FHMS K-748 A2 2.26 01/25/2029	1,500,000.00	08/19/2024 4.12%	1,385,332.03 1,385,332.03	96.10 3.70%	1,441,557.00 2,825.00	0.91% 56,224.97	Aa1/AA+ AAA	2.91 2.67
3137FLMV3	FHMS K-090 A2 3.422 02/25/2029	2,000,000.00	03/27/2025 4.30%	1,932,500.00 1,932,500.00	99.30 3.62%	1,986,064.00 5,703.33	1.25% 53,564.00	Aa1/AAA AA+	2.99 2.74
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	2,000,000.00	03/26/2025 4.37%	1,997,890.63 1,997,890.63	102.12 3.74%	2,042,392.00 7,353.33	1.29% 44,501.37	Aaa/AA+ AA+	4.07 3.37
Total Agency CMBS		**15,834,796.17**	**4.33%**	**15,286,399.88** **15,286,399.88**	**99.74** **3.68%**	**15,790,165.60** **45,420.26**	**9.97%** **503,765.72**		**2.19** **1.96**
CASH									
CCYUSD	Receivable	133,245.30	--	133,245.30 133,245.30	1.00	133,245.30 0.00	0.08% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		**133,245.30**		**133,245.30** **133,245.30**	**1.00**	**133,245.30** **0.00**	**0.08%** **0.00**		**0.00** **0.00**
CORPORATE									
57629W6F2	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026	750,000.00	04/04/2023 4.52%	749,482.50 749,482.50	100.06 3.88%	750,438.00 13,218.75	0.47% 955.50	Aa3/AA+ AA+	0.11 0.11

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	1,000,000.00	09/13/2023 5.23%	954,220.00 954,220.00	99.89 3.98%	998,859.00 10,980.56	0.63% 44,639.00	A2/A A	0.18 0.17
58989V2F0	MET TOWER GLOBAL FUNDING 5.4 06/20/2026	1,000,000.00	06/12/2023 5.38%	1,000,440.00 1,000,440.00	100.37 4.10%	1,003,714.00 10,650.00	0.63% 3,274.00	Aa3/AA- AA-	0.31 0.30
69371RS56	PACCAR FINANCIAL CORP 5.05 08/10/2026	1,450,000.00	-- 4.99%	1,451,925.00 1,451,925.00	100.48 3.92%	1,457,015.10 4,271.46	0.92% 5,090.10	A1/A+ NA	0.45 0.43
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00	09/13/2023 5.57%	998,810.00 998,810.00	100.61 4.16%	1,006,125.00 1,995.50	0.64% 7,315.00	Aa2/A+ AA	0.47 0.37
713448FW3	PEPSICO INC 5.125 11/10/2026	510,000.00	11/08/2023 5.13%	509,862.30 509,862.30	100.84 3.87%	514,282.98 8,059.06	0.32% 4,420.68	A1/A+ NA	0.70 0.58
48125LRU8	JPMORGAN CHASE BANK NA 5.11 12/08/2026	1,575,000.00	-- 5.08%	1,576,460.00 1,576,460.00	100.90 3.89%	1,589,249.03 18,555.69	1.00% 12,789.03	Aa2/AA- AA	0.77 0.66
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	1,000,000.00	01/10/2024 4.52%	999,460.00 999,460.00	100.65 3.71%	1,006,518.00 6,625.00	0.64% 7,058.00	A1/A A+	0.86 0.82
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	1,245,000.00	01/10/2024 4.88%	1,244,688.75 1,244,688.75	100.90 3.82%	1,256,198.78 7,080.94	0.79% 11,510.03	A1/A AA-	0.89 0.85
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	1,500,000.00	02/29/2024 4.78%	1,500,810.00 1,500,810.00	100.96 3.79%	1,514,413.50 1,000.00	0.96% 13,603.50	A1/AA- NA	0.99 0.87
857477CL5	STATE STREET CORP 4.993 03/18/2027	1,210,000.00	03/13/2024 4.99%	1,210,000.00 1,210,000.00	101.22 3.79%	1,224,758.37 27,354.71	0.77% 14,758.37	Aa3/A AA-	1.05 0.91
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	1,000,000.00	09/14/2022 4.23%	990,460.00 990,460.00	100.34 3.70%	1,003,407.00 12,333.33	0.63% 12,947.00	A2/A+ A+	1.19 1.06
009158AY2	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027	1,500,000.00	02/09/2024 4.71%	1,371,945.00 1,371,945.00	97.96 3.59%	1,469,437.50 8,170.83	0.93% 97,492.50	A2/A NA	1.21 1.17
437076DB5	HOME DEPOT INC 4.875 06/25/2027	740,000.00	-- 4.95%	738,545.60 738,545.60	101.48 3.71%	750,954.96 6,613.75	0.47% 12,409.36	A2/A A	1.32 1.18
09290DAH4	BLACKROCK INC 4.6 07/26/2027	750,000.00	07/18/2024 4.57%	750,645.00 750,645.00	101.24 3.68%	759,325.50 3,354.17	0.48% 8,680.50	Aa3/AA- NA	1.41 1.26
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	1,250,000.00	08/22/2024 4.10%	1,251,637.50 1,251,637.50	100.72 3.63%	1,259,060.00 2,449.65	0.79% 7,422.50	Aa3/A+ NA	1.46 1.32
023135BC9	AMAZON.COM INC 3.15 08/22/2027	1,000,000.00	07/30/2024 4.55%	960,450.00 960,450.00	99.38 3.58%	993,833.00 787.50	0.63% 33,383.00	A1/AA AA-	1.48 1.42
89236TKJ3	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027	1,000,000.00	06/20/2024 4.89%	989,900.00 989,900.00	101.26 3.71%	1,012,591.00 20,348.61	0.64% 22,691.00	A1/A+ A+	1.56 1.46
64952WFJ7	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027	1,000,000.00	09/25/2024 3.91%	999,820.00 999,820.00	100.17 3.79%	1,001,675.00 16,250.00	0.63% 1,855.00	Aa1/AA+ AAA	1.59 1.50

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	1,250,000.00	07/30/2024 4.60%	1,189,300.00 1,189,300.00	98.85 3.68%	1,235,655.00 13,930.56	0.78% 46,355.00	A2/A+ A	1.63 1.55
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	700,000.00	01/06/2025 4.66%	699,790.00 699,790.00	101.86 3.60%	712,995.50 4,882.50	0.45% 13,205.50	A1/A A+	1.86 1.75
64952WCX9	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028	1,000,000.00	08/26/2025 4.04%	976,720.00 976,720.00	98.70 3.73%	987,034.00 4,250.00	0.62% 10,314.00	Aa1/AA+ AAA	1.87 1.78
63743HFW7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028	1,500,000.00	06/17/2025 4.40%	1,512,345.00 1,512,345.00	101.71 3.82%	1,525,575.00 4,750.00	0.96% 13,230.00	A2/NA A	1.94 1.75
57629TBW6	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028	1,340,000.00	03/20/2025 4.49%	1,338,405.40 1,338,405.40	101.25 3.81%	1,356,758.04 25,508.39	0.86% 18,352.64	Aa3/AA+ AA+	2.08 1.93
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	750,000.00	06/22/2023 4.79%	715,005.00 715,005.00	99.73 3.83%	748,008.75 9,250.00	0.47% 33,003.75	A1/A NA	2.17 2.04
90331HPS6	US BANK NA 4.73 05/15/2028	1,330,000.00	05/12/2025 4.88%	1,330,000.00 1,330,000.00	100.99 4.20%	1,343,209.56 18,523.21	0.85% 13,209.56	A2/A+ A+	2.21 1.14
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	1,500,000.00	05/22/2023 4.64%	1,484,025.00 1,484,025.00	101.28 3.79%	1,519,138.50 19,433.33	0.96% 35,113.50	Aa2/A+ AA-	2.21 1.91
87612EBU9	TARGET CORP 4.35 06/15/2028	570,000.00	06/05/2025 4.35%	569,994.30 569,994.30	101.41 3.70%	578,038.14 5,234.50	0.36% 8,043.84	A2/A A	2.30 2.07
26444HAE1	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028	1,000,000.00	06/04/2025 4.32%	985,120.00 985,120.00	100.12 3.74%	1,001,238.00 4,855.56	0.63% 16,118.00	A1/A NA	2.38 2.01
66815L2X6	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028	1,000,000.00	08/25/2025 4.03%	1,002,660.00 1,002,660.00	100.66 3.84%	1,006,625.00 687.50	0.64% 3,965.00	Aa1/AA+ AAA	2.49 2.34
74456QBX3	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028	1,000,000.00	07/24/2025 4.23%	983,400.00 983,400.00	99.75 3.76%	997,470.00 18,250.00	0.63% 14,070.00	A1/A NA	2.51 2.36
437076DH2	HOME DEPOT INC 3.75 09/15/2028	570,000.00	09/08/2025 3.77%	569,629.50 569,629.50	100.46 3.56%	572,637.96 9,856.25	0.36% 3,008.46	A2/A A	2.55 2.29
14913UBD1	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028	1,000,000.00	11/26/2025 3.83%	1,003,180.00 1,003,180.00	100.55 3.73%	1,005,451.00 11,740.28	0.63% 2,271.00	A2/A A+	2.71 2.51
58989V2M5	MET TOWER GLOBAL FUNDING 4.0 01/14/2029	750,000.00	01/07/2026 4.05%	749,032.50 749,032.50	100.15 3.94%	751,111.50 3,916.67	0.47% 2,079.00	Aa3/AA- AA-	2.88 2.67
713448GL6	PEPSICO INC 4.1 01/15/2029	1,000,000.00	07/24/2025 4.19%	997,190.00 997,190.00	101.07 3.70%	1,010,655.00 5,238.89	0.64% 13,465.00	A1/A+ NA	2.88 2.60
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	1,500,000.00	01/24/2025 4.96%	1,501,860.00 1,501,860.00	101.96 4.07%	1,529,325.00 7,089.00	0.97% 27,465.00	A2/A- AA-	2.91 1.80

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
02079KBJ5	ALPHABET INC 3.7 02/15/2029	570,000.00	02/09/2026 3.83%	567,930.90 567,930.90	100.10 3.66%	570,551.76 1,054.50	0.36% 2,620.86	Aa2/AA+ NA	2.97 2.69
61748UAK8	MORGAN STANLEY 4.133 10/18/2029	580,000.00	10/17/2025 4.36%	580,000.00 580,000.00	100.16 4.21%	580,899.00 8,589.75	0.37% 899.00	A1/A- A+	3.64 2.43
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	535,000.00	01/14/2026 4.09%	535,000.00 535,000.00	100.17 4.04%	535,887.57 2,333.40	0.34% 887.57	Aa3/A AA-	3.90 2.69
Total Corporate		**39,925,000.00**	**4.59%**	**39,540,149.25** **39,540,149.25**	**100.55** **3.82%**	**40,140,119.99** **359,473.78**	**25.34%** **599,970.74**		**1.66** **1.43**
MONEY MARKET FUND									
31846V567	FIRST AMER:GVT OBLG Z	294,035.60	-- 3.57%	294,035.60 294,035.60	1.00 3.57%	294,035.60 0.00	0.19% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		**294,035.60**	**3.57%**	**294,035.60** **294,035.60**	**1.00** **3.57%**	**294,035.60** **0.00**	**0.19%** **0.00**		**0.00** **0.00**
SUPRANATIONAL									
459058LT8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028	1,335,000.00	04/29/2025 3.70%	1,332,036.30 1,332,036.30	100.39 3.43%	1,340,257.23 15,593.54	0.85% 8,220.93	Aaa/AAA NA	2.18 2.05
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	500,000.00	07/24/2023 4.26%	483,115.00 483,115.00	100.21 3.40%	501,057.50 2,381.94	0.32% 17,942.50	Aaa/AAA NA	2.37 2.24
Total Supranational		**1,835,000.00**	**3.86%**	**1,815,151.30** **1,815,151.30**	**100.34** **3.43%**	**1,841,314.73** **17,975.49**	**1.16%** **26,163.43**		**2.23** **2.10**
US TREASURY									
91282CGV7	UNITED STATES TREASURY 3.75 04/15/2026	2,000,000.00	03/20/2024 4.63%	1,965,703.13 1,965,703.13	100.00 3.67%	2,000,066.00 28,228.02	1.26% 34,362.87	Aa1/AA+ AA+	0.13 0.12
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	3,000,000.00	09/13/2023 4.66%	2,767,031.25 2,767,031.25	98.88 3.62%	2,966,352.00 17,569.06	1.87% 199,320.75	Aa1/AA+ AA+	0.71 0.69
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	2,500,000.00	11/17/2022 4.02%	2,349,414.06 2,349,414.06	98.95 3.50%	2,473,632.50 26,098.90	1.56% 124,218.44	Aa1/AA+ AA+	1.08 1.04
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	1,300,000.00	12/12/2022 3.87%	1,266,687.50 1,266,687.50	99.73 3.46%	1,296,496.50 7,002.76	0.82% 29,809.00	Aa1/AA+ AA+	1.33 1.29

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	2,000,000.00	07/26/2023 4.30%	1,887,109.38 1,887,109.38	99.04 3.45%	1,980,782.00 4,406.08	1.25% 93,672.62	Aa1/AA+ AA+	1.42 1.37
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	2,500,000.00	01/24/2023 3.65%	2,445,117.19 2,445,117.19	99.54 3.44%	2,488,575.00 212.30	1.57% 43,457.81	Aa1/AA+ AA+	1.50 1.45
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	1,600,000.00	02/22/2023 4.19%	1,595,500.00 1,595,500.00	101.06 3.43%	1,617,000.00 27,560.44	1.02% 21,500.00	Aa1/AA+ AA+	1.59 1.49
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	1,400,000.00	06/07/2023 4.05%	1,298,937.50 1,298,937.50	98.08 3.42%	1,373,093.40 9,223.76	0.87% 74,155.90	Aa1/AA+ AA+	1.71 1.64
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	1,500,000.00	11/26/2024 4.24%	1,467,070.31 1,467,070.31	100.19 3.39%	1,502,871.00 4,205.80	0.95% 35,800.69	Aa1/AA+ AA+	1.92 1.84
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	2,750,000.00	09/27/2024 3.51%	2,684,257.81 2,684,257.81	98.80 3.39%	2,717,129.25 2,924.72	1.72% 32,871.44	Aa1/AA+ AA+	1.96 1.89
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	2,500,000.00	11/12/2024 4.34%	2,374,804.69 2,374,804.69	98.81 3.38%	2,470,312.50 2,779.70	1.56% 95,507.81	Aa1/AA+ AA+	2.46 2.35
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	3,000,000.00	09/29/2025 3.64%	2,978,203.13 2,978,203.13	99.96 3.39%	2,998,944.00 46,709.25	1.89% 20,740.87	Aa1/AA+ AA+	2.55 2.37
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	2,500,000.00	11/10/2025 3.58%	2,494,433.59 2,494,433.59	100.27 3.39%	2,506,835.00 32,932.69	1.58% 12,401.41	Aa1/AA+ AA+	2.63 2.45
91282CDF5	UNITED STATES TREASURY 1.375 10/31/2028	2,500,000.00	09/16/2025 3.50%	2,344,433.59 2,344,433.59	94.91 3.39%	2,372,852.50 11,489.99	1.50% 28,418.91	Aa1/AA+ AA+	2.67 2.57
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	2,000,000.00	04/22/2024 4.72%	1,870,625.00 1,870,625.00	99.32 3.39%	1,986,484.00 18,301.11	1.25% 115,859.00	Aa1/AA+ AA+	2.71 2.55
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	2,300,000.00	12/30/2025 3.50%	2,299,820.31 2,299,820.31	100.30 3.39%	2,306,828.70 16,807.69	1.46% 7,008.39	Aa1/AA+ AA+	2.80 2.62
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	2,250,000.00	01/30/2025 4.31%	2,244,726.56 2,244,726.56	102.41 3.40%	2,304,229.50 259.85	1.45% 59,502.94	Aa1/AA+ AA+	3.00 2.80
91282CEM9	UNITED STATES TREASURY 2.875 04/30/2029	2,750,000.00	10/30/2025 3.64%	2,681,787.11 2,681,787.11	98.41 3.41%	2,706,387.75 26,426.97	1.71% 24,600.64	Aa1/AA+ AA+	3.17 2.97
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	2,000,000.00	10/29/2024 4.10%	1,991,093.75 1,991,093.75	101.85 3.42%	2,037,032.00 6,408.84	1.29% 45,938.25	Aa1/AA+ AA+	3.42 3.17
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	2,750,000.00	12/17/2024 4.26%	2,618,730.47 2,618,730.47	98.99 3.43%	2,722,285.50 233.53	1.72% 103,555.03	Aa1/AA+ AA+	3.50 3.28
91282CFT3	UNITED STATES TREASURY 4.0 10/31/2029	1,700,000.00	02/12/2025 4.49%	1,665,203.13 1,665,203.13	101.90 3.44%	1,732,272.80 22,729.28	1.09% 67,069.67	Aa1/AA+ AA+	3.67 3.34
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	3,000,000.00	03/24/2025 4.06%	2,976,679.69 2,976,679.69	101.48 3.45%	3,044,298.00 29,062.50	1.92% 67,618.31	Aa1/AA+ AA+	3.75 3.43

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CGB1	UNITED STATES TREASURY 3.875 12/31/2029	3,000,000.00	07/30/2025 3.91%	2,995,312.50 2,995,312.50	101.49 3.46%	3,044,649.00 19,267.96	1.92% 49,336.50	Aa1/AA+ AA+	3.84 3.52
91282CGJ4	UNITED STATES TREASURY 3.5 01/31/2030	3,000,000.00	02/25/2026 3.55%	2,994,375.00 2,994,375.00	100.15 3.46%	3,004,452.00 8,411.60	1.90% 10,077.00	Aa1/AA+ AA+	3.92 3.62
91282CGZ8	UNITED STATES TREASURY 3.5 04/30/2030	3,000,000.00	12/09/2025 3.75%	2,969,296.88 2,969,296.88	100.09 3.48%	3,002,577.00 35,096.69	1.90% 33,280.12	Aa1/AA+ AA+	4.17 3.80
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	1,500,000.00	01/29/2026 3.79%	1,489,746.09 1,489,746.09	100.51 3.50%	1,507,675.50 22,706.04	0.95% 17,929.41	Aa1/AA+ AA+	4.59 4.13
Total US Treasury		**60,300,000.00**	**3.98%**	**58,716,099.62** **58,716,099.62**	**99.80** **3.44%**	**60,164,113.40** **427,055.52**	**37.99%** **1,448,013.78**		**2.62** **2.44**
Total Portfolio		**157,958,654.31**	**4.33%**	**155,344,725.11** **155,344,725.11**	**100.02** **3.61%**	**158,378,804.13** **1,245,573.50**	**100.00%** **3,034,079.02**		**2.10** **1.79**
Total Market Value + Accrued						**159,624,377.63**			

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	02/02/2026	31846V567	93,750.00	FIRST AMER:GVT OBLG Z	1.000	3.57%	(93,750.00)	0.00	(93,750.00)	0.00
Purchase	02/03/2026	31846V567	1,880.78	FIRST AMER:GVT OBLG Z	1.000	3.57%	(1,880.78)	0.00	(1,880.78)	0.00
Purchase	02/09/2026	31846V567	35,625.00	FIRST AMER:GVT OBLG Z	1.000	3.55%	(35,625.00)	0.00	(35,625.00)	0.00
Purchase	02/10/2026	31846V567	36,612.50	FIRST AMER:GVT OBLG Z	1.000	3.55%	(36,612.50)	0.00	(36,612.50)	0.00
Purchase	02/11/2026	31846V567	1,912,249.36	FIRST AMER:GVT OBLG Z	1.000	3.55%	(1,912,249.36)	0.00	(1,912,249.36)	0.00
Purchase	02/13/2026	02079KBJ5	570,000.00	ALPHABET INC 3.7 02/15/2029	99.637	3.83%	(567,930.90)	0.00	(567,930.90)	0.00
Purchase	02/17/2026	31846V567	309,584.43	FIRST AMER:GVT OBLG Z	1.000	3.56%	(309,584.43)	0.00	(309,584.43)	0.00
Purchase	02/17/2026	31846V567	1,319.67	FIRST AMER:GVT OBLG Z	1.000	3.56%	(1,319.67)	0.00	(1,319.67)	0.00
Purchase	02/18/2026	31846V567	27,630.00	FIRST AMER:GVT OBLG Z	1.000	3.57%	(27,630.00)	0.00	(27,630.00)	0.00
Purchase	02/20/2026	31846V567	52,004.58	FIRST AMER:GVT OBLG Z	1.000	3.58%	(52,004.58)	0.00	(52,004.58)	0.00
Purchase	02/20/2026	31846V567	3,946.25	FIRST AMER:GVT OBLG Z	1.000	3.58%	(3,946.25)	0.00	(3,946.25)	0.00
Purchase	02/23/2026	31846V567	1,032,000.00	FIRST AMER:GVT OBLG Z	1.000	3.56%	(1,032,000.00)	0.00	(1,032,000.00)	0.00
Purchase	02/25/2026	31846V567	171,171.90	FIRST AMER:GVT OBLG Z	1.000	3.57%	(171,171.90)	0.00	(171,171.90)	0.00
Purchase	02/25/2026	31846V567	51,275.77	FIRST AMER:GVT OBLG Z	1.000	3.57%	(51,275.77)	0.00	(51,275.77)	0.00
Purchase	02/26/2026	91282CGJ4	3,000,000.00	UNITED STATES TREASURY 3.5 01/31/2030	99.813	3.55%	(2,994,375.00)	(7,541.43)	(3,001,916.43)	0.00
Total Purchase			**7,299,050.24**				**(7,291,356.14)**	**(7,541.43)**	**(7,298,897.57)**	**0.00**

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
TOTAL ACQUISITIONS			**7,299,050.24**				**(7,291,356.14)**	**(7,541.43)**	**(7,298,897.57)**	**0.00**
DISPOSITIONS										
Maturity	02/23/2026	037833BY5	(1,000,000.00)	APPLE INC 3.25 02/23/2026	100.000	4.72%	1,000,000.00	0.00	1,000,000.00	40,610.00
Total Maturity			**(1,000,000.00)**				**1,000,000.00**	**0.00**	**1,000,000.00**	**40,610.00**
Sale	02/11/2026	9128286L9	(1,900,000.00)	UNITED STATES TREASURY 2.25 03/31/2026	99.816	3.74%	1,896,511.72	(15,737.64)	1,912,249.36	89,359.38
Sale	02/13/2026	31846V567	(567,930.90)	FIRST AMER:GVT OBLG Z	1.000	3.56%	567,930.90	0.00	567,930.90	0.00
Sale	02/26/2026	31846V567	(2,966,916.43)	FIRST AMER:GVT OBLG Z	1.000	3.56%	2,966,916.43	0.00	2,966,916.43	0.00
Total Sale			**(5,434,847.33)**				**5,431,359.05**	**(15,737.64)**	**5,447,096.69**	**89,359.38**
TOTAL DISPOSITIONS			**(6,434,847.33)**				**6,431,359.05**	**(15,737.64)**	**6,447,096.69**	**129,969.38**
OTHER TRANSACTIONS										
Coupon	02/01/2026	3137FJEH8	0.00	FHMS K-081 A2 3.9 08/25/2028		4.94%	4,062.50	0.00	4,062.50	0.00
Coupon	02/01/2026	3137F4X72	0.00	FHMS K-075 A2 3.65 02/25/2028		4.92%	3,543.54	0.00	3,543.54	0.00
Coupon	02/01/2026	3137HA4B9	0.00	FHMS K-751 A2 4.412 03/25/2030		4.37%	7,353.33	0.00	7,353.33	0.00
Coupon	02/01/2026	3137BSP72	0.00	FHMS K-058 A2 2.653 08/25/2026		4.35%	4,421.67	0.00	4,421.67	0.00
Coupon	02/01/2026	3137FLMV3	0.00	FHMS K-090 A2 3.422 02/25/2029		4.30%	5,703.33	0.00	5,703.33	0.00
Coupon	02/01/2026	3137BTUM1	0.00	FHMS K-061 A2 3.347 11/25/2026		4.23%	2,386.59	0.00	2,386.59	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	02/01/2026	3137FBU79	0.00	FHMS K-069 A2 3.187 09/25/2027		4.13%	3,218.42	0.00	3,218.42	0.00
Coupon	02/01/2026	3137FK4M5	0.00	FHMS K-085 A2 4.06 10/25/2028		4.12%	6,766.67	0.00	6,766.67	0.00
Coupon	02/01/2026	3137H5YC5	0.00	FHMS K-748 A2 2.26 01/25/2029		4.12%	2,825.00	0.00	2,825.00	0.00
Coupon	02/01/2026	3137BVZ82	0.00	FHMS K-063 A2 3.43 01/25/2027		4.09%	2,452.85	0.00	2,452.85	0.00
Coupon	02/01/2026	3137F1G44	0.00	FHMS K-065 A2 3.243 04/25/2027		4.08%	2,702.50	0.00	2,702.50	0.00
Coupon	02/07/2026	63743HFW7	0.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028		4.40%	35,625.00	0.00	35,625.00	0.00
Coupon	02/10/2026	69371RS56	0.00	PACCAR FINANCIAL CORP 5.05 08/10/2026		4.99%	36,612.50	0.00	36,612.50	0.00
Coupon	02/14/2026	3133EPSW6	0.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026		4.58%	54,112.50	0.00	54,112.50	0.00
Coupon	02/14/2026	532457CP1	0.00	ELI LILLY AND CO 4.15 08/14/2027		4.10%	25,937.50	0.00	25,937.50	0.00
Coupon	02/15/2026	58770JAD6	0.00	MBALT 2024-A A3 5.32 01/18/2028		5.32%	1,551.67	0.00	1,551.67	0.00
Coupon	02/15/2026	02582JKH2	0.00	AMXCA 2024-1 A 5.23 04/16/2029		5.23%	2,789.33	0.00	2,789.33	0.00
Coupon	02/15/2026	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	5,676.00	0.00	5,676.00	0.00
Coupon	02/15/2026	437918AC9	0.00	HAROT 2024-1 A3 5.21 08/15/2028		5.21%	4,107.98	0.00	4,107.98	0.00
Coupon	02/15/2026	47800RAD5	0.00	JDOT 2024 A3 4.96 11/15/2028		4.96%	1,297.46	0.00	1,297.46	0.00
Coupon	02/15/2026	58768YAD7	0.00	MBALT 2025-A A3 4.61 04/16/2029		4.61%	2,958.08	0.00	2,958.08	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	02/15/2026	44935XAD7	0.00	HART 2025-B A3 4.36 12/17/2029		4.36%	2,125.50	0.00	2,125.50	0.00
Coupon	02/15/2026	9128284V9	0.00	UNITED STATES TREASURY 2.875 08/15/2028		4.34%	35,937.50	0.00	35,937.50	0.00
Coupon	02/15/2026	92970QAJ4	0.00	WFCIT 2025-1 A 4.34 05/15/2030		4.33%	4,376.17	0.00	4,376.17	0.00
Coupon	02/15/2026	02582JKP4	0.00	AMXCA 2025-2 A 4.28 04/15/2030		4.28%	4,476.17	0.00	4,476.17	0.00
Coupon	02/15/2026	58769GAD5	0.00	MBALT 2024-B A3 4.23 02/15/2028		4.24%	1,921.13	0.00	1,921.13	0.00
Coupon	02/15/2026	47800DAD6	0.00	JDOT 2025 A3 4.23 09/17/2029		4.23%	2,361.75	0.00	2,361.75	0.00
Coupon	02/15/2026	9128283W8	0.00	UNITED STATES TREASURY 2.75 02/15/2028		3.51%	37,812.50	0.00	37,812.50	0.00
Coupon	02/16/2026	362549AD9	0.00	GMCAR 2025-2 A3 4.28 04/16/2030		4.28%	1,319.67	0.00	1,319.67	0.00
Coupon	02/18/2026	06428CAA2	0.00	BANK OF AMERICA NA 5.526 08/18/2026		5.57%	27,630.00	0.00	27,630.00	0.00
Coupon	02/20/2026	36269FAD8	0.00	GMALT 2024-1 A3 5.09 03/22/2027		5.09%	742.08	0.00	742.08	0.00
Coupon	02/20/2026	362962AD4	0.00	GMALT 2025-2 A3 4.58 05/22/2028		4.58%	2,690.75	0.00	2,690.75	0.00
Coupon	02/20/2026	92348KDY6	0.00	VZMT 2025-3 A1A 4.51 03/20/2030		4.51%	3,946.25	0.00	3,946.25	0.00
Coupon	02/22/2026	023135BC9	0.00	AMAZON.COM INC 3.15 08/22/2027		4.55%	15,750.00	0.00	15,750.00	0.00
Coupon	02/23/2026	037833BY5	0.00	APPLE INC 3.25 02/23/2026		4.72%	16,250.00	0.00	16,250.00	0.00
Coupon	02/25/2026	05611UAD5	0.00	BMWLT 2024-1 A3 4.98 03/25/2027		5.19%	1,752.42	0.00	1,752.42	0.00
Coupon	02/25/2026	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	2,368.88	0.00	2,368.88	0.00

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Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Coupon	02/25/2026	66815L2X6	0.00	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028		4.03%	20,625.00	0.00	20,625.00	0.00
Coupon	02/25/2026	05594HAD5	0.00	BMWLT 2025-2 A3 3.97 09/25/2028		3.97%	2,646.67	0.00	2,646.67	0.00
Coupon	02/26/2026	17275RBQ4	0.00	CISCO SYSTEMS INC 4.8 02/26/2027		4.78%	36,000.00	0.00	36,000.00	0.00
Coupon	02/28/2026	91282CKD2	0.00	UNITED STATES TREASURY 4.25 02/28/2029		4.31%	47,812.50	0.00	47,812.50	0.00
Coupon	02/28/2026	91282CFJ5	0.00	UNITED STATES TREASURY 3.125 08/31/2029		4.26%	42,968.75	0.00	42,968.75	0.00
Coupon	02/28/2026	91282CFH9	0.00	UNITED STATES TREASURY 3.125 08/31/2027		3.65%	39,062.50	0.00	39,062.50	0.00
Total Coupon			**0.00**				**566,680.61**	**0.00**	**566,680.61**	**0.00**
Custody Fee	02/26/2026	CCYUSD	(1,000.00)	Cash		0.00%	(1,000.00)	0.00	(1,000.00)	0.00
Total Custody Fee			**(1,000.00)**				**(1,000.00)**	**0.00**	**(1,000.00)**	**0.00**
Dividend	02/28/2026	31846V567	0.00	FIRST AMER:GVT OBLG Z		3.56%	3,401.55	0.00	3,401.55	0.00
Total Dividend			**0.00**				**3,401.55**	**0.00**	**3,401.55**	**0.00**
Principal Paydown	02/01/2026	3137BTUM1	1,818.45	FHMS K-061 A2 3.347 11/25/2026		4.23%	1,818.45	--	1,818.45	65.28
Principal Paydown	02/01/2026	3137FBU79	2,096.75	FHMS K-069 A2 3.187 09/25/2027		4.13%	2,096.75	--	2,096.75	82.64
Principal Paydown	02/01/2026	3137BVZ82	1,924.17	FHMS K-063 A2 3.43 01/25/2027		4.09%	1,924.17	--	1,924.17	50.00
Principal Paydown	02/15/2026	437918AC9	69,041.60	HAROT 2024-1 A3 5.21 08/15/2028		5.21%	69,041.60	--	69,041.60	3.00
Principal Paydown	02/15/2026	47800RAD5	25,875.43	JDOT 2024 A3 4.96 11/15/2028		4.96%	25,875.43	--	25,875.43	1.45

TRANSACTION LEDGER

City of Murrieta | Account | As of February 28, 2026

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/ Disp Yield	Amount	Interest Pur/ Sold	Total Amount	Gain/Loss
Principal Paydown	02/15/2026	58769GAD5	27,226.16	MBALT 2024-B A3 4.23 02/15/2028		4.24%	27,226.16	--	27,226.16	4.58
Principal Paydown	02/20/2026	36269FAD8	48,571.75	GMALT 2024-1 A3 5.09 03/22/2027		5.09%	48,571.75	--	48,571.75	6.07
Principal Paydown	02/25/2026	05611UAD5	106,188.64	BMWLT 2024-1 A3 4.98 03/25/2027		5.19%	106,188.64	--	106,188.64	564.13
Principal Paydown	02/25/2026	096919AD7	37,590.29	BMWOT 2024-A A3 5.18 02/26/2029		5.18%	37,590.29	--	37,590.29	5.70
Total Principal Paydown			**320,333.24**				**320,333.24**	**--**	**320,333.24**	**782.85**
TOTAL OTHER TRANSACTIONS			**319,333.24**				**889,415.40**	**0.00**	**889,415.40**	**782.85**

INCOME EARNED

City of Murrieta | Account | As of February 28, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
CASH & EQUIVALENTS						
31846V567	FIRST AMER:GVT OBLG Z	294,035.60	99,832.69 3,729,050.24 (3,534,847.33) 294,035.60	0.00 1,880.78 0.00 1,880.78	0.00 0.00 0.00 1,880.78	1,880.78
CCYUSD	Receivable	133,245.30	95,630.78 0.00 0.00 133,245.30	0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00	0.00
Total Cash & Equivalents		**427,280.90**	**195,463.47** **3,729,050.24** **(3,534,847.33)** **427,280.90**	**0.00** **1,880.78** **0.00** **1,880.78**	**0.00** **0.00** **0.00** **1,880.78**	**1,880.78**
FIXED INCOME						
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	09/13/2023 09/15/2023 1,000,000.00	954,220.00 0.00 0.00 954,220.00	8,188.89 0.00 10,980.56 2,791.67	0.00 0.00 0.00 2,791.67	2,791.67
009158AY2	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027	02/09/2024 02/13/2024 1,500,000.00	1,371,945.00 0.00 0.00 1,371,945.00	5,858.33 0.00 8,170.83 2,312.50	0.00 0.00 0.00 2,312.50	2,312.50
02079KBJ5	ALPHABET INC 3.7 02/15/2029	02/09/2026 02/13/2026 570,000.00	0.00 567,930.90 0.00 567,930.90	0.00 0.00 1,054.50 1,054.50	0.00 0.00 0.00 1,054.50	1,054.50
023135BC9	AMAZON.COM INC 3.15 08/22/2027	07/30/2024 07/30/2024 1,000,000.00	960,450.00 0.00 0.00 960,450.00	13,912.50 15,750.00 787.50 2,625.00	0.00 0.00 0.00 2,625.00	2,625.00
02582JKH2	AMXCA 2024-1 A 5.23 04/16/2029	04/16/2024 04/23/2024 640,000.00	639,868.80 0.00 0.00 639,868.80	1,487.64 2,789.33 1,487.64 2,789.33	0.00 0.00 0.00 2,789.33	2,789.33

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
02582JKP4	AMXCA 2025-2 A 4.28 04/15/2030	05/06/2025 05/13/2025 1,255,000.00	1,254,977.28 0.00 0.00 1,254,977.28	2,387.29 4,476.17 2,387.29 4,476.17	0.00 0.00 0.00 4,476.17	4,476.17
037833BY5	APPLE INC 3.25 02/23/2026	02/22/2023 02/28/2023 0.00	959,390.00 0.00 (959,390.00) 0.00	14,263.89 16,250.00 0.00 1,986.11	0.00 0.00 0.00 1,986.11	1,986.11
05594HAD5	BMWLT 2025-2 A3 3.97 09/25/2028	10/08/2025 10/15/2025 800,000.00	799,997.76 0.00 0.00 799,997.76	529.33 2,646.67 529.33 2,646.67	0.00 0.00 0.00 2,646.67	2,646.67
05611UAD5	BMWLT 2024-1 A3 4.98 03/25/2027	06/20/2024 06/21/2024 316,081.76	420,027.09 0.00 (105,624.51) 314,402.58	350.48 1,752.42 262.35 1,664.28	0.00 0.00 0.00 1,664.28	1,664.28
06368MJG0	BANK OF MONTREAL 5.004 01/27/2029	01/24/2025 01/27/2025 1,500,000.00	1,501,860.00 0.00 0.00 1,501,860.00	834.00 0.00 7,089.00 6,255.00	0.00 0.00 0.00 6,255.00	6,255.00
06406RCG0	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030	01/14/2026 01/22/2026 535,000.00	535,000.00 0.00 0.00 535,000.00	538.48 0.00 2,333.40 1,794.93	0.00 0.00 0.00 1,794.93	1,794.93
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	09/13/2023 09/15/2023 1,000,000.00	998,810.00 0.00 0.00 998,810.00	25,020.50 27,630.00 1,995.50 4,605.00	0.00 0.00 0.00 4,605.00	4,605.00
09290DAH4	BLACKROCK INC 4.6 07/26/2027	07/18/2024 07/26/2024 750,000.00	750,645.00 0.00 0.00 750,645.00	479.17 0.00 3,354.17 2,875.00	0.00 0.00 0.00 2,875.00	2,875.00
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	06/04/2024 06/11/2024 511,184.24	548,691.18 0.00 (37,584.59) 511,106.59	473.78 2,368.88 441.32 2,336.43	0.00 0.00 0.00 2,336.43	2,336.43

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
14913UBD1	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028	11/26/2025 11/28/2025 1,000,000.00	1,003,180.00 0.00 0.00 1,003,180.00	8,448.61 0.00 11,740.28 3,291.67	0.00 0.00 0.00 3,291.67	3,291.67
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	09/07/2023 09/15/2023 1,320,000.00	1,319,634.10 0.00 0.00 1,319,634.10	3,027.20 5,676.00 3,027.20 5,676.00	0.00 0.00 0.00 5,676.00	5,676.00
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	02/29/2024 03/04/2024 1,500,000.00	1,500,810.00 0.00 0.00 1,500,810.00	31,000.00 36,000.00 1,000.00 6,000.00	0.00 0.00 0.00 6,000.00	6,000.00
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	01/10/2024 01/17/2024 1,000,000.00	999,460.00 0.00 0.00 999,460.00	2,875.00 0.00 6,625.00 3,750.00	0.00 0.00 0.00 3,750.00	3,750.00
24422EXZ7	JOHN DEERE CAPITAL CORP 4.65 01/07/2028	01/06/2025 01/09/2025 700,000.00	699,790.00 0.00 0.00 699,790.00	2,170.00 0.00 4,882.50 2,712.50	0.00 0.00 0.00 2,712.50	2,712.50
26444HAE1	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028	06/04/2025 06/05/2025 1,000,000.00	985,120.00 0.00 0.00 985,120.00	1,688.89 0.00 4,855.56 3,166.67	0.00 0.00 0.00 3,166.67	3,166.67
3130ATS57	FEDERAL HOME LOAN BANKS 4.5 03/10/2028	03/24/2025 03/25/2025 3,000,000.00	3,039,480.00 0.00 0.00 3,039,480.00	52,875.00 0.00 64,125.00 11,250.00	0.00 0.00 0.00 11,250.00	11,250.00
3130AVVX7	FEDERAL HOME LOAN BANKS 3.75 06/09/2028	06/07/2023 06/09/2023 1,120,000.00	1,107,243.20 0.00 0.00 1,107,243.20	6,066.67 0.00 9,566.67 3,500.00	0.00 0.00 0.00 3,500.00	3,500.00
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	07/06/2023 07/10/2023 2,000,000.00	1,956,940.00 0.00 0.00 1,956,940.00	11,555.56 0.00 18,222.22 6,666.67	0.00 0.00 0.00 6,666.67	6,666.67

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3130AWLZ1	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	08/16/2023 08/17/2023 2,000,000.00	1,998,620.00 0.00 0.00 1,998,620.00	12,930.56 0.00 20,847.22 7,916.67	0.00 0.00 0.00 7,916.67	7,916.67
3130AWTQ3	FEDERAL HOME LOAN BANKS 4.625 09/11/2026	4,500,000.00	4,476,030.00 0.00 0.00 4,476,030.00	80,937.50 0.00 98,281.25 17,343.75	0.00 0.00 0.00 17,343.75	17,343.75
3130AXU63	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	11/30/2023 12/01/2023 1,750,000.00	1,754,427.50 0.00 0.00 1,754,427.50	16,637.15 0.00 23,381.94 6,744.79	0.00 0.00 0.00 6,744.79	6,744.79
3130AYPN0	FEDERAL HOME LOAN BANKS 4.125 01/15/2027	01/30/2024 01/31/2024 2,000,000.00	1,995,560.00 0.00 0.00 1,995,560.00	3,666.67 0.00 10,541.67 6,875.00	0.00 0.00 0.00 6,875.00	6,875.00
3130B0TY5	FEDERAL HOME LOAN BANKS 4.75 04/09/2027	04/10/2024 04/15/2024 1,500,000.00	1,496,115.00 0.00 0.00 1,496,115.00	22,166.67 0.00 28,104.17 5,937.50	0.00 0.00 0.00 5,937.50	5,937.50
3133EP6K6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027	04/08/2024 04/09/2024 1,000,000.00	995,520.00 0.00 0.00 995,520.00	15,625.00 0.00 19,375.00 3,750.00	0.00 0.00 0.00 3,750.00	3,750.00
3133EPSW6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026	08/09/2023 08/14/2023 2,405,000.00	2,399,468.50 0.00 0.00 2,399,468.50	50,204.38 54,112.50 5,110.63 9,018.75	0.00 0.00 0.00 9,018.75	9,018.75
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	10/12/2023 10/16/2023 2,000,000.00	1,981,460.00 0.00 0.00 1,981,460.00	32,250.00 0.00 39,750.00 7,500.00	0.00 0.00 0.00 7,500.00	7,500.00
3133EPZY4	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	11/09/2023 11/10/2023 2,000,000.00	2,007,480.00 0.00 0.00 2,007,480.00	277.78 0.00 8,611.11 8,333.33	0.00 0.00 0.00 8,333.33	8,333.33

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3133ERDZ1	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026	05/20/2024 05/21/2024 1,000,000.00	997,690.00 0.00 0.00 997,690.00	10,951.39 0.00 14,909.72 3,958.33	0.00 0.00 0.00 3,958.33	3,958.33
3133ERFJ5	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027	05/20/2024 05/21/2024 1,000,000.00	994,830.00 0.00 0.00 994,830.00	8,875.00 0.00 12,625.00 3,750.00	0.00 0.00 0.00 3,750.00	3,750.00
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	02/09/2023 02/14/2023 2,000,000.00	1,890,546.88 0.00 0.00 1,890,546.88	4,421.67 4,421.67 4,421.67 4,421.67	0.00 0.00 0.00 4,421.67	4,421.67
3137BTUM1	FHMS K-061 A2 3.347 11/25/2026	09/22/2022 09/27/2022 853,846.89	824,948.30 0.00 (1,753.17) 823,195.13	2,386.59 2,386.59 2,381.52 2,381.52	0.00 0.00 0.00 2,381.52	2,381.52
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	856,214.48	835,839.50 0.00 (1,874.17) 833,965.33	2,452.85 2,452.85 2,447.35 2,447.35	0.00 0.00 0.00 2,447.35	2,447.35
3137F1G44	FHMS K-065 A2 3.243 04/25/2027	09/19/2022 09/22/2022 1,000,000.00	965,468.75 0.00 0.00 965,468.75	2,702.50 2,702.50 2,702.50 2,702.50	0.00 0.00 0.00 2,702.50	2,702.50
3137F4X72	FHMS K-075 A2 3.65 02/25/2028	09/14/2023 09/19/2023 1,165,000.00	1,107,478.13 0.00 0.00 1,107,478.13	3,543.54 3,543.54 3,543.54 3,543.54	0.00 0.00 0.00 3,543.54	3,543.54
3137FBU79	FHMS K-069 A2 3.187 09/25/2027	05/18/2023 05/23/2023 1,209,734.80	1,164,068.35 0.00 (2,014.11) 1,162,054.24	3,218.42 3,218.42 3,212.85 3,212.85	0.00 0.00 0.00 3,212.85	3,212.85
3137FJEH8	FHMS K-081 A2 3.9 08/25/2028	05/28/2024 05/31/2024 1,250,000.00	1,197,265.63 0.00 0.00 1,197,265.63	4,062.50 4,062.50 4,062.50 4,062.50	0.00 0.00 0.00 4,062.50	4,062.50

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3137FK4M5	FHMS K-085 A2 4.06 10/25/2028	05/07/2025 05/12/2025 2,000,000.00	1,990,703.13 0.00 0.00 1,990,703.13	6,766.67 6,766.67 6,766.67 6,766.67	0.00 0.00 0.00 6,766.67	6,766.67
3137FLMV3	FHMS K-090 A2 3.422 02/25/2029	03/27/2025 03/31/2025 2,000,000.00	1,932,500.00 0.00 0.00 1,932,500.00	5,703.33 5,703.33 5,703.33 5,703.33	0.00 0.00 0.00 5,703.33	5,703.33
3137H5YC5	FHMS K-748 A2 2.26 01/25/2029	08/19/2024 08/22/2024 1,500,000.00	1,385,332.03 0.00 0.00 1,385,332.03	2,825.00 2,825.00 2,825.00 2,825.00	0.00 0.00 0.00 2,825.00	2,825.00
3137HA4B9	FHMS K-751 A2 4.412 03/25/2030	03/26/2025 03/31/2025 2,000,000.00	1,997,890.63 0.00 0.00 1,997,890.63	7,353.33 7,353.33 7,353.33 7,353.33	0.00 0.00 0.00 7,353.33	7,353.33
341081GN1	FLORIDA POWER & LIGHT CO 4.4 05/15/2028	05/22/2023 05/24/2023 1,500,000.00	1,484,025.00 0.00 0.00 1,484,025.00	13,933.33 0.00 19,433.33 5,500.00	0.00 0.00 0.00 5,500.00	5,500.00
362549AD9	GMCAR 2025-2 A3 4.28 04/16/2030	05/06/2025 05/14/2025 370,000.00	369,945.54 0.00 0.00 369,945.54	659.83 1,319.67 659.83 1,319.67	0.00 0.00 0.00 1,319.67	1,319.67
36269FAD8	GMALT 2024-1 A3 5.09 03/22/2027	02/08/2024 02/15/2024 126,378.19	174,928.07 0.00 (48,565.68) 126,362.39	272.10 742.08 196.55 666.54	0.00 0.00 0.00 666.54	666.54
362962AD4	GMALT 2025-2 A3 4.58 05/22/2028	05/20/2025 05/29/2025 705,000.00	704,988.30 0.00 0.00 704,988.30	986.61 2,690.75 986.61 2,690.75	0.00 0.00 0.00 2,690.75	2,690.75
437076DB5	HOME DEPOT INC 4.875 06/25/2027	06/25/2024 740,000.00	738,545.60 0.00 0.00 738,545.60	3,607.50 0.00 6,613.75 3,006.25	0.00 0.00 0.00 3,006.25	3,006.25

INCOME EARNED

City of Murrieta | Account | As of February 28, 2026

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
437076DH2	HOME DEPOT INC 3.75 09/15/2028	09/08/2025 09/15/2025 570,000.00	569,629.50 0.00 0.00 569,629.50	8,075.00 0.00 9,856.25 1,781.25	0.00 0.00 0.00 1,781.25	1,781.25
437918AC9	HAROT 2024-1 A3 5.21 08/15/2028	02/13/2024 02/21/2024 877,133.27	946,133.72 0.00 (69,038.60) 877,095.12	2,190.92 4,107.98 2,031.05 3,948.11	0.00 0.00 0.00 3,948.11	3,948.11
44935XAD7	HART 2025-B A3 4.36 12/17/2029	06/03/2025 06/11/2025 585,000.00	584,947.18 0.00 0.00 584,947.18	1,133.60 2,125.50 1,133.60 2,125.50	0.00 0.00 0.00 2,125.50	2,125.50
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	07/24/2023 07/26/2023 500,000.00	483,115.00 0.00 0.00 483,115.00	923.61 0.00 2,381.94 1,458.33	0.00 0.00 0.00 1,458.33	1,458.33
459058LT8	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028	04/29/2025 05/06/2025 1,335,000.00	1,332,036.30 0.00 0.00 1,332,036.30	11,560.73 0.00 15,593.54 4,032.81	0.00 0.00 0.00 4,032.81	4,032.81
47800DAD6	JDOT 2025 A3 4.23 09/17/2029	03/04/2025 03/11/2025 670,000.00	669,957.86 0.00 0.00 669,957.86	1,259.60 2,361.75 1,259.60 2,361.75	0.00 0.00 0.00 2,361.75	2,361.75
47800RAD5	JDOT 2024 A3 4.96 11/15/2028	03/11/2024 03/19/2024 288,025.93	313,883.78 0.00 (25,873.98) 288,009.80	691.98 1,297.46 634.94 1,240.42	0.00 0.00 0.00 1,240.42	1,240.42
48125LRU8	JPMORGAN CHASE BANK NA 5.11 12/08/2026	12/08/2023 1,575,000.00	1,576,460.00 0.00 0.00 1,576,460.00	11,848.81 0.00 18,555.69 6,706.88	0.00 0.00 0.00 6,706.88	6,706.88
532457CP1	ELI LILLY AND CO 4.15 08/14/2027	08/22/2024 08/23/2024 1,250,000.00	1,251,637.50 0.00 0.00 1,251,637.50	24,064.24 25,937.50 2,449.65 4,322.92	0.00 0.00 0.00 4,322.92	4,322.92

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57629TBW6	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028	03/20/2025 03/27/2025 1,340,000.00	1,338,405.40 0.00 0.00 1,338,405.40	20,539.22 0.00 25,508.39 4,969.17	0.00 0.00 0.00 4,969.17	4,969.17
57629W6F2	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026	04/04/2023 04/12/2023 750,000.00	749,482.50 0.00 0.00 749,482.50	10,406.25 0.00 13,218.75 2,812.50	0.00 0.00 0.00 2,812.50	2,812.50
58768YAD7	MBALT 2025-A A3 4.61 04/16/2029	05/14/2025 05/21/2025 770,000.00	769,906.14 0.00 0.00 769,906.14	1,577.64 2,958.08 1,577.64 2,958.08	0.00 0.00 0.00 2,958.08	2,958.08
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	09/17/2024 09/25/2024 517,773.84	544,908.28 0.00 (27,221.58) 517,686.70	1,024.60 1,921.13 973.41 1,869.94	0.00 0.00 0.00 1,869.94	1,869.94
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	05/17/2024 05/23/2024 350,000.00	349,959.05 0.00 0.00 349,959.05	827.56 1,551.67 827.56 1,551.67	0.00 0.00 0.00 1,551.67	1,551.67
58989V2F0	MET TOWER GLOBAL FUNDING 5.4 06/20/2026	06/12/2023 06/20/2023 1,000,000.00	1,000,440.00 0.00 0.00 1,000,440.00	6,150.00 0.00 10,650.00 4,500.00	0.00 0.00 0.00 4,500.00	4,500.00
58989V2M5	MET TOWER GLOBAL FUNDING 4.0 01/14/2029	01/07/2026 01/14/2026 750,000.00	749,032.50 0.00 0.00 749,032.50	1,416.67 0.00 3,916.67 2,500.00	0.00 0.00 0.00 2,500.00	2,500.00
61748UAK8	MORGAN STANLEY 4.133 10/18/2029	10/17/2025 10/22/2025 580,000.00	580,000.00 0.00 0.00 580,000.00	6,592.14 0.00 8,589.75 1,997.62	0.00 0.00 0.00 1,997.62	1,997.62
63743HFW7	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028	06/17/2025 06/18/2025 1,500,000.00	1,512,345.00 0.00 0.00 1,512,345.00	34,437.50 35,625.00 4,750.00 5,937.50	0.00 0.00 0.00 5,937.50	5,937.50

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
64952WCX9	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028	08/26/2025 08/27/2025 1,000,000.00	976,720.00 0.00 0.00 976,720.00	1,750.00 0.00 4,250.00 2,500.00	0.00 0.00 0.00 2,500.00	2,500.00
64952WFJ7	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027	09/25/2024 10/01/2024 1,000,000.00	999,820.00 0.00 0.00 999,820.00	13,000.00 0.00 16,250.00 3,250.00	0.00 0.00 0.00 3,250.00	3,250.00
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	09/14/2022 09/16/2022 1,000,000.00	990,460.00 0.00 0.00 990,460.00	9,000.00 0.00 12,333.33 3,333.33	0.00 0.00 0.00 3,333.33	3,333.33
66815L2X6	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028	08/25/2025 08/26/2025 1,000,000.00	1,002,660.00 0.00 0.00 1,002,660.00	17,875.00 20,625.00 687.50 3,437.50	0.00 0.00 0.00 3,437.50	3,437.50
69371RS56	PACCAR FINANCIAL CORP 5.05 08/10/2026	1,450,000.00	1,451,925.00 0.00 0.00 1,451,925.00	34,781.88 36,612.50 4,271.46 6,102.08	0.00 0.00 0.00 6,102.08	6,102.08
713448FW3	PEPSICO INC 5.125 11/10/2026	11/08/2023 11/10/2023 510,000.00	509,862.30 0.00 0.00 509,862.30	5,880.94 0.00 8,059.06 2,178.13	0.00 0.00 0.00 2,178.13	2,178.13
713448GL6	PEPSICO INC 4.1 01/15/2029	07/24/2025 07/25/2025 1,000,000.00	997,190.00 0.00 0.00 997,190.00	1,822.22 0.00 5,238.89 3,416.67	0.00 0.00 0.00 3,416.67	3,416.67
74456QBU9	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028	06/22/2023 06/26/2023 750,000.00	715,005.00 0.00 0.00 715,005.00	6,937.50 0.00 9,250.00 2,312.50	0.00 0.00 0.00 2,312.50	2,312.50
74456QBX3	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028	07/24/2025 07/25/2025 1,000,000.00	983,400.00 0.00 0.00 983,400.00	15,208.33 0.00 18,250.00 3,041.67	0.00 0.00 0.00 3,041.67	3,041.67

Cusip	Security Description	Trade Date Settle Date Units	Book Value: Begin Book Value: Acq Book Value: Disp Book Value: End	Prior Accrued Inc. Received Ending Accrued Total Interest	Accr. Of Discount Amort. Of Premium Net Accret/Amort Income Earned	Total Income
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	01/10/2024 01/19/2024 1,245,000.00	1,244,688.75 0.00 0.00 1,244,688.75	2,023.13 0.00 7,080.94 5,057.81	0.00 0.00 0.00 5,057.81	5,057.81
857477CL5	STATE STREET CORP 4.993 03/18/2027	03/13/2024 03/18/2024 1,210,000.00	1,210,000.00 0.00 0.00 1,210,000.00	22,320.10 0.00 27,354.71 5,034.61	0.00 0.00 0.00 5,034.61	5,034.61
87612EBU9	TARGET CORP 4.35 06/15/2028	06/05/2025 06/10/2025 570,000.00	569,994.30 0.00 0.00 569,994.30	3,168.25 0.00 5,234.50 2,066.25	0.00 0.00 0.00 2,066.25	2,066.25
89236TKJ3	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027	06/20/2024 06/21/2024 1,000,000.00	989,900.00 0.00 0.00 989,900.00	16,556.94 0.00 20,348.61 3,791.67	0.00 0.00 0.00 3,791.67	3,791.67
90331HPS6	US BANK NA 4.73 05/15/2028	05/12/2025 05/15/2025 1,330,000.00	1,330,000.00 0.00 0.00 1,330,000.00	13,280.79 0.00 18,523.21 5,242.42	0.00 0.00 0.00 5,242.42	5,242.42
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	06/07/2023 06/09/2023 1,400,000.00	1,298,937.50 0.00 0.00 1,298,937.50	6,787.29 0.00 9,223.76 2,436.46	0.00 0.00 0.00 2,436.46	2,436.46
9128283W8	UNITED STATES TREASURY 2.75 02/15/2028	09/27/2024 09/30/2024 2,750,000.00	2,684,257.81 0.00 0.00 2,684,257.81	34,935.46 37,812.50 2,924.72 5,801.76	0.00 0.00 0.00 5,801.76	5,801.76
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	11/12/2024 11/15/2024 2,500,000.00	2,374,804.69 0.00 0.00 2,374,804.69	33,203.13 35,937.50 2,779.70 5,514.07	0.00 0.00 0.00 5,514.07	5,514.07
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	04/22/2024 04/23/2024 2,000,000.00	1,870,625.00 0.00 0.00 1,870,625.00	13,466.85 0.00 18,301.11 4,834.25	0.00 0.00 0.00 4,834.25	4,834.25

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9128286L9	UNITED STATES TREASURY 2.25 03/31/2026	09/14/2022 09/15/2022 0.00	1,807,152.34 0.00 (1,807,152.34) 0.00	14,563.19 15,737.64 0.00 1,174.45	0.00 0.00 0.00 1,174.45	1,174.45
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	09/13/2023 09/14/2023 3,000,000.00	2,767,031.25 0.00 0.00 2,767,031.25	12,928.18 0.00 17,569.06 4,640.88	0.00 0.00 0.00 4,640.88	4,640.88
91282CDF5	UNITED STATES TREASURY 1.375 10/31/2028	09/16/2025 09/17/2025 2,500,000.00	2,344,433.59 0.00 0.00 2,344,433.59	8,831.15 0.00 11,489.99 2,658.84	0.00 0.00 0.00 2,658.84	2,658.84
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	11/17/2022 11/18/2022 2,500,000.00	2,349,414.06 0.00 0.00 2,349,414.06	21,291.21 0.00 26,098.90 4,807.69	0.00 0.00 0.00 4,807.69	4,807.69
91282CEM9	UNITED STATES TREASURY 2.875 04/30/2029	10/30/2025 10/31/2025 2,750,000.00	2,681,787.11 0.00 0.00 2,681,787.11	20,311.64 0.00 26,426.97 6,115.33	0.00 0.00 0.00 6,115.33	6,115.33
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	12/12/2022 12/13/2022 1,300,000.00	1,266,687.50 0.00 0.00 1,266,687.50	3,734.81 0.00 7,002.76 3,267.96	0.00 0.00 0.00 3,267.96	3,267.96
91282CFB2	UNITED STATES TREASURY 2.75 07/31/2027	07/26/2023 07/27/2023 2,000,000.00	1,887,109.38 0.00 0.00 1,887,109.38	151.93 27,500.00 4,406.08 31,754.14	0.00 0.00 0.00 31,754.14	31,754.14
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	01/24/2023 01/25/2023 2,500,000.00	2,445,117.19 0.00 0.00 2,445,117.19	33,235.50 0.00 212.30 (33,023.20)	0.00 0.00 0.00 (33,023.20)	(33,023.20)
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	12/17/2024 12/20/2024 2,750,000.00	2,618,730.47 0.00 0.00 2,618,730.47	36,559.05 0.00 233.53 (36,325.52)	0.00 0.00 0.00 (36,325.52)	(36,325.52)

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91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	02/22/2023 02/28/2023 1,600,000.00	1,595,500.00 0.00 0.00 1,595,500.00	22,483.52 0.00 27,560.44 5,076.92	0.00 0.00 0.00 5,076.92	5,076.92
91282CFT3	UNITED STATES TREASURY 4.0 10/31/2029	02/12/2025 02/14/2025 1,700,000.00	1,665,203.13 0.00 0.00 1,665,203.13	17,469.61 0.00 22,729.28 5,259.67	0.00 0.00 0.00 5,259.67	5,259.67
91282CFY2	UNITED STATES TREASURY 3.875 11/30/2029	03/24/2025 03/25/2025 3,000,000.00	2,976,679.69 0.00 0.00 2,976,679.69	20,120.19 0.00 29,062.50 8,942.31	0.00 0.00 0.00 8,942.31	8,942.31
91282CGB1	UNITED STATES TREASURY 3.875 12/31/2029	07/30/2025 07/31/2025 3,000,000.00	2,995,312.50 0.00 0.00 2,995,312.50	10,276.24 0.00 19,267.96 8,991.71	0.00 0.00 0.00 8,991.71	8,991.71
91282CGH8	UNITED STATES TREASURY 3.5 01/31/2028	11/26/2024 11/27/2024 1,500,000.00	1,467,070.31 0.00 0.00 1,467,070.31	145.03 26,250.00 4,205.80 30,310.77	0.00 0.00 0.00 30,310.77	30,310.77
91282CGJ4	UNITED STATES TREASURY 3.5 01/31/2030	02/25/2026 02/26/2026 3,000,000.00	0.00 2,994,375.00 0.00 2,994,375.00	0.00 (7,541.43) 8,411.60 870.17	0.00 0.00 0.00 870.17	870.17
91282CGV7	UNITED STATES TREASURY 3.75 04/15/2026	03/20/2024 03/21/2024 2,000,000.00	1,965,703.13 0.00 0.00 1,965,703.13	22,458.79 0.00 28,228.02 5,769.23	0.00 0.00 0.00 5,769.23	5,769.23
91282CGZ8	UNITED STATES TREASURY 3.5 04/30/2030	12/09/2025 12/10/2025 3,000,000.00	2,969,296.88 0.00 0.00 2,969,296.88	26,975.14 0.00 35,096.69 8,121.55	0.00 0.00 0.00 8,121.55	8,121.55
91282CKD2	UNITED STATES TREASURY 4.25 02/28/2029	01/30/2025 01/31/2025 2,250,000.00	2,244,726.56 0.00 0.00 2,244,726.56	40,680.25 0.00 259.85 (40,420.40)	0.00 0.00 0.00 (40,420.40)	(40,420.40)

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91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	10/29/2024 10/31/2024 2,000,000.00	1,991,093.75 0.00 0.00 1,991,093.75	220.99 40,000.00 6,408.84 46,187.85	0.00 0.00 0.00 46,187.85	46,187.85
91282CNY3	UNITED STATES TREASURY 3.375 09/15/2028	09/29/2025 09/30/2025 3,000,000.00	2,978,203.13 0.00 0.00 2,978,203.13	38,877.76 0.00 46,709.25 7,831.49	0.00 0.00 0.00 7,831.49	7,831.49
91282CPA3	UNITED STATES TREASURY 3.625 09/30/2030	01/29/2026 01/30/2026 1,500,000.00	1,489,746.09 0.00 0.00 1,489,746.09	18,523.35 0.00 22,706.04 4,182.69	0.00 0.00 0.00 4,182.69	4,182.69
91282CPC9	UNITED STATES TREASURY 3.5 10/15/2028	11/10/2025 11/17/2025 2,500,000.00	2,494,433.59 0.00 0.00 2,494,433.59	26,201.92 0.00 32,932.69 6,730.77	0.00 0.00 0.00 6,730.77	6,730.77
91282CPP0	UNITED STATES TREASURY 3.5 12/15/2028	12/30/2025 12/31/2025 2,300,000.00	2,299,820.31 0.00 0.00 2,299,820.31	10,615.38 0.00 16,807.69 6,192.31	0.00 0.00 0.00 6,192.31	6,192.31
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	07/30/2024 07/31/2024 1,250,000.00	1,189,300.00 0.00 0.00 1,189,300.00	10,857.64 0.00 13,930.56 3,072.92	0.00 0.00 0.00 3,072.92	3,072.92
92348KDY6	VZMT 2025-3 A1A 4.51 03/20/2030	03/25/2025 03/31/2025 1,050,000.00	1,049,954.85 0.00 0.00 1,049,954.85	1,446.96 3,946.25 1,446.96 3,946.25	0.00 0.00 0.00 3,946.25	3,946.25
92970QAJ4	WFCIT 2025-1 A 4.34 05/15/2030	06/03/2025 06/10/2025 1,210,000.00	1,209,979.91 0.00 0.00 1,209,979.91	2,333.96 4,376.17 2,333.96 4,376.17	0.00 0.00 0.00 4,376.17	4,376.17
Total Fixed Income		**157,531,373.41**	**154,441,231.05** **3,562,305.90** **(3,086,092.73)** **154,917,444.21**	**1,331,460.31** **538,783.07** **1,245,573.50** **452,896.26**	**0.00** **0.00** **0.00** **452,896.26**	**452,896.26**

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			154,636,694.52	1,331,460.31	0.00	
			7,291,356.14	540,663.85	0.00	
			(6,620,940.06)	1,245,573.50	0.00	
TOTAL PORTFOLIO		**157,958,654.31**	**155,344,725.11**	**454,777.04**	**454,777.04**	**454,777.04**

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
MARCH 2026							
03/02/2026	Coupon	91282CKD2	0.00	UNITED STATES TREASURY 4.25 02/28/2029		47,812.50	47,812.50
03/02/2026	Coupon	91282CFJ5	0.00	UNITED STATES TREASURY 3.125 08/31/2029		42,968.75	42,968.75
03/02/2026	Coupon	91282CFH9	0.00	UNITED STATES TREASURY 3.125 08/31/2027		39,062.50	39,062.50
03/02/2026	Coupon	74456QBX3	0.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028		18,250.00	18,250.00
03/02/2026	Dividend	31846V567	0.00	FIRST AMER:GVT OBLG Z	3,401.55		3,401.55
03/10/2026	Coupon	3130ATS57	3,000,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		67,500.00	67,500.00
03/11/2026	Coupon	3130AWTQ3	4,500,000.00	FEDERAL HOME LOAN BANKS 4.625 09/11/2026		104,062.50	104,062.50
03/16/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
03/16/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
03/16/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
03/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
03/16/2026	Coupon	437076DH2	570,000.00	HOME DEPOT INC 3.75 09/15/2028		10,687.50	10,687.50
03/16/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		3,841.41	3,841.41
03/16/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	59,696.78		59,696.78
03/16/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
03/16/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
03/16/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		1,190.51	1,190.51
03/16/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	12,880.41		12,880.41
03/16/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
03/16/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		1,707.33	1,707.33
03/16/2026	Principal Paydown	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	70,388.85		70,388.85
03/16/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		1,539.31	1,539.31
03/16/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	29,360.84		29,360.84
03/16/2026	Coupon	91282CNY3	3,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		50,625.00	50,625.00
03/16/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
03/18/2026	Coupon	857477CL5	1,210,000.00	STATE STREET CORP 4.993 03/18/2027		30,207.65	30,207.65
03/20/2026	Coupon	36269FAD8	126,378.19	GMALT 2024-1 A3 5.09 03/22/2027		550.22	550.22
03/20/2026	Principal Paydown	36269FAD8	126,378.19	GMALT 2024-1 A3 5.09 03/22/2027	52,045.14		52,045.14
03/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
03/20/2026	Coupon	89236TKJ3	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027		22,750.00	22,750.00
03/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
03/23/2026	Coupon	3133EPWK7	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028		45,000.00	45,000.00
03/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
03/25/2026	Coupon	05611UAD5	316,081.76	BMWLT 2024-1 A3 4.98 03/25/2027		1,311.74	1,311.74
03/25/2026	Principal Paydown	05611UAD5	316,081.76	BMWLT 2024-1 A3 4.98 03/25/2027	106,886.34		106,886.34
03/25/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		2,206.61	2,206.61
03/25/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	4,113.60		4,113.60
03/25/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
03/25/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		2,381.52	2,381.52
03/25/2026	Principal Paydown	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	2,129.34		2,129.34
03/25/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		2,447.34	2,447.34
03/25/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	2,283.80		2,283.80
03/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
03/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
03/25/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,212.85	3,212.85
03/25/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,501.77		2,501.77
03/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
03/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
03/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
03/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
03/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
03/26/2026	Coupon	3133EP6K6	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027		22,500.00	22,500.00
03/27/2026	Coupon	57629TBW6	1,340,000.00	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028		29,815.00	29,815.00
03/31/2026	Coupon	91282CEF4	2,500,000.00	UNITED STATES TREASURY 2.5 03/31/2027		31,250.00	31,250.00
03/31/2026	Coupon	91282CFM8	1,600,000.00	UNITED STATES TREASURY 4.125 09/30/2027		33,000.00	33,000.00
03/31/2026	Coupon	91282CPA3	1,500,000.00	UNITED STATES TREASURY 3.625 09/30/2030		27,187.50	27,187.50
March 2026 Total					**345,688.41**	**715,812.61**	**1,061,501.03**
APRIL 2026							

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/01/2026	Coupon	64952WFJ7	1,000,000.00	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027		19,500.00	19,500.00
04/09/2026	Coupon	3130B0TY5	1,500,000.00	FEDERAL HOME LOAN BANKS 4.75 04/09/2027		35,625.00	35,625.00
04/10/2026	Coupon	57629W6F2	750,000.00	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026		16,875.00	16,875.00
04/10/2026	Final Maturity	57629W6F2	750,000.00	MASSMUTUAL GLOBAL FUNDING II 4.5 04/10/2026	750,000.00		750,000.00
04/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
04/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
04/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
04/15/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		3,582.22	3,582.22
04/15/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	61,556.89		61,556.89
04/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
04/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
04/15/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		1,137.27	1,137.27
04/15/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	16,201.08		16,201.08
04/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
04/15/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		1,459.21	1,459.21
04/15/2026	Principal Paydown	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	74,647.39		74,647.39
04/15/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		1,409.15	1,409.15
04/15/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	31,856.78		31,856.78
04/15/2026	Coupon	91282CGV7	2,000,000.00	UNITED STATES TREASURY 3.75 04/15/2026		37,500.00	37,500.00
04/15/2026	Final Maturity	91282CGV7	2,000,000.00	UNITED STATES TREASURY 3.75 04/15/2026	2,000,000.00		2,000,000.00
04/15/2026	Coupon	91282CPC9	2,500,000.00	UNITED STATES TREASURY 3.5 10/15/2028		43,750.00	43,750.00
04/15/2026	Coupon	91324PDE9	1,250,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		18,437.50	18,437.50
04/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
04/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
04/20/2026	Coupon	36269FAD8	126,378.19	GMALT 2024-1 A3 5.09 03/22/2027		329.46	329.46
04/20/2026	Principal Paydown	36269FAD8	126,378.19	GMALT 2024-1 A3 5.09 03/22/2027	56,427.53		56,427.53
04/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
04/20/2026	Coupon	61748UAK8	580,000.00	MORGAN STANLEY 4.133 10/18/2029		11,719.35	11,719.35
04/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
04/27/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
04/27/2026	Coupon	05611UAD5	316,081.76	BMWLT 2024-1 A3 4.98 03/25/2027		868.16	868.16
04/27/2026	Principal Paydown	05611UAD5	316,081.76	BMWLT 2024-1 A3 4.98 03/25/2027	117,298.03		117,298.03
04/27/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		2,188.85	2,188.85
04/27/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	30,585.51		30,585.51
04/27/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
04/27/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		2,375.58	2,375.58
04/27/2026	Principal Paydown	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	1,827.96		1,827.96
04/27/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		2,440.82	2,440.82
04/27/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	1,931.92		1,931.92
04/27/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
04/27/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
04/27/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,206.21	3,206.21
04/27/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,111.92		2,111.92
04/27/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
04/27/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
04/27/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
04/27/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
04/27/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
04/30/2026	Coupon	91282CDF5	2,500,000.00	UNITED STATES TREASURY 1.375 10/31/2028		17,187.50	17,187.50
04/30/2026	Coupon	91282CEM9	2,750,000.00	UNITED STATES TREASURY 2.875 04/30/2029		39,531.25	39,531.25
04/30/2026	Coupon	91282CFT3	1,700,000.00	UNITED STATES TREASURY 4.0 10/31/2029		34,000.00	34,000.00
04/30/2026	Coupon	91282CGZ8	3,000,000.00	UNITED STATES TREASURY 3.5 04/30/2030		52,500.00	52,500.00
April 2026 Total					**3,144,445.02**	**418,367.41**	**3,562,812.42**
MAY 2026							
05/01/2026	Coupon	74456QBU9	750,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		13,875.00	13,875.00
05/04/2026	Coupon	00440EAV9	1,000,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026		16,750.00	16,750.00
05/04/2026	Final Maturity	00440EAV9	1,000,000.00	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	1,000,000.00		1,000,000.00
05/05/2026	Coupon	459058LT8	1,335,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028		24,196.88	24,196.88

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/08/2026	Coupon	3133ERDZ1	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026		23,750.00	23,750.00
05/08/2026	Final Maturity	3133ERDZ1	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.75 05/08/2026	1,000,000.00		1,000,000.00
05/11/2026	Coupon	665859AW4	1,000,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		20,000.00	20,000.00
05/11/2026	Coupon	713448FW3	510,000.00	PEPSICO INC 5.125 11/10/2026		13,068.75	13,068.75
05/14/2026	Coupon	14913UBD1	1,000,000.00	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028		19,750.00	19,750.00
05/15/2026	Coupon	009158AY2	1,500,000.00	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027		13,875.00	13,875.00
05/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
05/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
05/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
05/15/2026	Coupon	341081GN1	1,500,000.00	FLORIDA POWER & LIGHT CO 4.4 05/15/2028		33,000.00	33,000.00
05/15/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		3,314.96	3,314.96
05/15/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	59,378.96		59,378.96
05/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
05/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
05/15/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		1,070.30	1,070.30
05/15/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	15,609.49		15,609.49
05/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
05/15/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		1,196.08	1,196.08
05/15/2026	Principal Paydown	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	63,098.46		63,098.46
05/15/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		1,267.91	1,267.91
05/15/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	31,628.90		31,628.90
05/15/2026	Coupon	90331HPS6	1,330,000.00	US BANK NA 4.73 05/15/2028		31,454.50	31,454.50
05/15/2026	Coupon	9128283F5	1,400,000.00	UNITED STATES TREASURY 2.25 11/15/2027		15,750.00	15,750.00
05/15/2026	Coupon	9128285M8	2,000,000.00	UNITED STATES TREASURY 3.125 11/15/2028		31,250.00	31,250.00
05/15/2026	Coupon	912828U24	3,000,000.00	UNITED STATES TREASURY 2.0 11/15/2026		30,000.00	30,000.00
05/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
05/18/2026	Coupon	3130AXU63	1,750,000.00	FEDERAL HOME LOAN BANKS 4.625 11/17/2026		40,468.75	40,468.75
05/18/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
05/20/2026	Coupon	3133ERFJ5	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		22,500.00	22,500.00
05/20/2026	Coupon	36269FAD8	126,378.19	GMALT 2024-1 A3 5.09 03/22/2027		90.11	90.11
05/20/2026	Effective Maturity	36269FAD8	126,378.19	GMALT 2024-1 A3 5.09 03/22/2027	21,244.34		21,244.34
05/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
05/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
05/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
05/25/2026	Coupon	05611UAD5	316,081.76	BMWLT 2024-1 A3 4.98 03/25/2027		381.37	381.37
05/25/2026	Effective Maturity	05611UAD5	316,081.76	BMWLT 2024-1 A3 4.98 03/25/2027	91,897.39		91,897.39
05/25/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		2,056.83	2,056.83
05/25/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	29,394.08		29,394.08
05/25/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
05/25/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		2,370.48	2,370.48
05/25/2026	Principal Paydown	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	1,933.79		1,933.79
05/25/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		2,435.30	2,435.30
05/25/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	2,053.03		2,053.03
05/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
05/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
05/25/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,200.60	3,200.60
05/25/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,251.03		2,251.03
05/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
05/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
05/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
05/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
05/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
May 2026 Total					**2,318,489.46**	**439,817.70**	**2,758,307.16**
JUNE 2026							
06/01/2026	Coupon	91282CFY2	3,000,000.00	UNITED STATES TREASURY 3.875 11/30/2029		58,125.00	58,125.00
06/08/2026	Coupon	48125LRU8	1,575,000.00	JPMORGAN CHASE BANK NA 5.11 12/08/2026		40,241.25	40,241.25
06/09/2026	Coupon	3130AVVX7	1,120,000.00	FEDERAL HOME LOAN BANKS 3.75 06/09/2028		21,000.00	21,000.00
06/09/2026	Coupon	3130AWC24	2,000,000.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		40,000.00	40,000.00
06/12/2026	Coupon	3130AWLZ1	2,000,000.00	FEDERAL HOME LOAN BANKS 4.75 06/12/2026		47,500.00	47,500.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/12/2026	Final Maturity	3130AWLZ1	2,000,000.00	FEDERAL HOME LOAN BANKS 4.75 06/12/2026	2,000,000.00		2,000,000.00
06/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
06/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
06/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
06/15/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		3,057.16	3,057.16
06/15/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	58,312.19		58,312.19
06/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
06/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
06/15/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		1,005.78	1,005.78
06/15/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	14,001.51		14,001.51
06/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
06/15/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		973.66	973.66
06/15/2026	Principal Paydown	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	57,726.27		57,726.27
06/15/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		1,127.69	1,127.69
06/15/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	37,386.79		37,386.79
06/15/2026	Coupon	87612EBU9	570,000.00	TARGET CORP 4.35 06/15/2028		12,397.50	12,397.50
06/15/2026	Coupon	91282CPP0	2,300,000.00	UNITED STATES TREASURY 3.5 12/15/2028		40,250.00	40,250.00
06/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
06/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
06/22/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
06/22/2026	Coupon	58989V2F0	1,000,000.00	MET TOWER GLOBAL FUNDING 5.4 06/20/2026		27,000.00	27,000.00
06/22/2026	Final Maturity	58989V2F0	1,000,000.00	MET TOWER GLOBAL FUNDING 5.4 06/20/2026	1,000,000.00		1,000,000.00
06/22/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
06/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
06/25/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		1,929.94	1,929.94
06/25/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	29,046.60		29,046.60
06/25/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
06/25/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		2,365.09	2,365.09
06/25/2026	Principal Paydown	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	1,836.80		1,836.80
06/25/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		2,429.43	2,429.43
06/25/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	1,938.80		1,938.80
06/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
06/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
06/25/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,194.62	3,194.62
06/25/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,126.28		2,126.28
06/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
06/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
06/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
06/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
06/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
06/25/2026	Coupon	437076DB5	740,000.00	HOME DEPOT INC 4.875 06/25/2027		18,037.50	18,037.50
06/30/2026	Coupon	91282CEW7	1,300,000.00	UNITED STATES TREASURY 3.25 06/30/2027		21,125.00	21,125.00
06/30/2026	Coupon	91282CGB1	3,000,000.00	UNITED STATES TREASURY 3.875 12/31/2029		58,125.00	58,125.00
June 2026 Total					**3,202,375.24**	**472,629.50**	**3,675,004.74**
JULY 2026							
07/07/2026	Coupon	24422EXZ7	700,000.00	JOHN DEERE CAPITAL CORP 4.65 01/07/2028		16,275.00	16,275.00
07/08/2026	Coupon	24422EXF1	1,000,000.00	JOHN DEERE CAPITAL CORP 4.5 01/08/2027		22,500.00	22,500.00
07/10/2026	Coupon	64952WCX9	1,000,000.00	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028		15,000.00	15,000.00
07/13/2026	Coupon	459058KT9	500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		8,750.00	8,750.00
07/14/2026	Coupon	58989V2M5	750,000.00	MET TOWER GLOBAL FUNDING 4.0 01/14/2029		15,000.00	15,000.00
07/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
07/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
07/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
07/15/2026	Coupon	26444HAE1	1,000,000.00	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028		19,000.00	19,000.00
07/15/2026	Coupon	3130AYPN0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.125 01/15/2027		41,250.00	41,250.00
07/15/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		2,803.99	2,803.99
07/15/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	57,010.55		57,010.55
07/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
07/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
07/15/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		947.91	947.91
07/15/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	14,481.33		14,481.33

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
07/15/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		770.17	770.17
07/15/2026	Principal Paydown	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	51,675.00		51,675.00
07/15/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		961.94	961.94
07/15/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	34,273.34		34,273.34
07/15/2026	Coupon	713448GL6	1,000,000.00	PEPSICO INC 4.1 01/15/2029		20,500.00	20,500.00
07/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
07/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
07/20/2026	Coupon	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026		23,025.00	23,025.00
07/20/2026	Effective Maturity	06428CAA2	1,000,000.00	BANK OF AMERICA NA 5.526 08/18/2026	1,000,000.00		1,000,000.00
07/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
07/20/2026	Coupon	78016HZT0	1,245,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		30,346.88	30,346.88
07/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
07/22/2026	Coupon	06406RCG0	535,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030		10,769.55	10,769.55
07/27/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
07/27/2026	Coupon	06368MJG0	1,500,000.00	BANK OF MONTREAL 5.004 01/27/2029		37,530.00	37,530.00
07/27/2026	Coupon	09290DAH4	750,000.00	BLACKROCK INC 4.6 07/26/2027		17,250.00	17,250.00
07/27/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		1,804.56	1,804.56
07/27/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	28,469.78		28,469.78
07/27/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		4,421.67	4,421.67
07/27/2026	Principal Paydown	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026	977,814.57		977,814.57
07/27/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		2,359.97	2,359.97
07/27/2026	Principal Paydown	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	1,942.02		1,942.02
07/27/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		2,423.89	2,423.89
07/27/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	2,058.99		2,058.99
07/27/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
07/27/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
07/27/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,188.98	3,188.98
07/27/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,264.92		2,264.92
07/27/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
07/27/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
07/27/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
07/27/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
07/27/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
07/30/2026	Coupon	3133EPZY4	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026		50,000.00	50,000.00
07/30/2026	Final Maturity	3133EPZY4	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 5.0 07/30/2026	2,000,000.00		2,000,000.00
07/31/2026	Coupon	91282CFB2	2,000,000.00	UNITED STATES TREASURY 2.75 07/31/2027		27,500.00	27,500.00
07/31/2026	Coupon	91282CGH8	1,500,000.00	UNITED STATES TREASURY 3.5 01/31/2028		26,250.00	26,250.00
07/31/2026	Coupon	91282CGJ4	3,000,000.00	UNITED STATES TREASURY 3.5 01/31/2030		52,500.00	52,500.00
07/31/2026	Coupon	91282CLC3	2,000,000.00	UNITED STATES TREASURY 4.0 07/31/2029		40,000.00	40,000.00
July 2026 Total					**4,169,990.50**	**561,452.70**	**4,731,443.20**
AUGUST 2026							
08/07/2026	Coupon	63743HFW7	1,500,000.00	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 4.75 02/07/2028		35,625.00	35,625.00
08/10/2026	Coupon	69371RS56	1,450,000.00	PACCAR FINANCIAL CORP 5.05 08/10/2026		36,612.50	36,612.50
08/10/2026	Final Maturity	69371RS56	1,450,000.00	PACCAR FINANCIAL CORP 5.05 08/10/2026	1,450,000.00		1,450,000.00
08/14/2026	Coupon	3133EPSW6	2,405,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026		54,112.50	54,112.50
08/14/2026	Final Maturity	3133EPSW6	2,405,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026	2,405,000.00		2,405,000.00
08/14/2026	Coupon	532457CP1	1,250,000.00	ELI LILLY AND CO 4.15 08/14/2027		25,937.50	25,937.50
08/17/2026	Coupon	02079KBJ5	570,000.00	ALPHABET INC 3.7 02/15/2029		10,662.17	10,662.17
08/17/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
08/17/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
08/17/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
08/17/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
08/17/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		2,556.47	2,556.47
08/17/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	55,459.45		55,459.45
08/17/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
08/17/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
08/17/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		888.06	888.06
08/17/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	15,070.40		15,070.40

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/17/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
08/17/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		588.02	588.02
08/17/2026	Principal Paydown	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	47,179.63		47,179.63
08/17/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		810.00	810.00
08/17/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	34,388.50		34,388.50
08/17/2026	Coupon	9128283W8	2,750,000.00	UNITED STATES TREASURY 2.75 02/15/2028		37,812.50	37,812.50
08/17/2026	Coupon	9128284V9	2,500,000.00	UNITED STATES TREASURY 2.875 08/15/2028		35,937.50	35,937.50
08/17/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
08/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
08/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
08/24/2026	Coupon	023135BC9	1,000,000.00	AMAZON.COM INC 3.15 08/22/2027		15,750.00	15,750.00
08/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
08/25/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		1,681.66	1,681.66
08/25/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	27,732.26		27,732.26
08/25/2026	Coupon	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026		2,259.88	2,259.88
08/25/2026	Final Maturity	3137BSP72	2,000,000.00	FHMS K-058 A2 2.653 08/25/2026	1,022,185.43		1,022,185.43
08/25/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		2,354.55	2,354.55
08/25/2026	Principal Paydown	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	54,958.42		54,958.42
08/25/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		2,418.00	2,418.00
08/25/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	107,709.06		107,709.06
08/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
08/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
08/25/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,182.96	3,182.96
08/25/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,140.73		2,140.73
08/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
08/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
08/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
08/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
08/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
08/25/2026	Coupon	66815L2X6	1,000,000.00	NORTHWESTERN MUTUAL GLOBAL FUNDING 4.125 08/25/2028		20,625.00	20,625.00
08/26/2026	Coupon	17275RBQ4	1,500,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		36,000.00	36,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
08/31/2026	Coupon	91282CFH9	2,500,000.00	UNITED STATES TREASURY 3.125 08/31/2027		39,062.50	39,062.50
08/31/2026	Coupon	91282CFJ5	2,750,000.00	UNITED STATES TREASURY 3.125 08/31/2029		42,968.75	42,968.75
08/31/2026	Coupon	91282CKD2	2,250,000.00	UNITED STATES TREASURY 4.25 02/28/2029		47,812.50	47,812.50
August 2026 Total					**5,221,823.88**	**523,981.22**	**5,745,805.10**
SEPTEMBER 2026							
09/01/2026	Coupon	74456QBX3	1,000,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.65 09/01/2028		18,250.00	18,250.00
09/10/2026	Coupon	3130ATS57	3,000,000.00	FEDERAL HOME LOAN BANKS 4.5 03/10/2028		67,500.00	67,500.00
09/11/2026	Coupon	3130AWTQ3	4,500,000.00	FEDERAL HOME LOAN BANKS 4.625 09/11/2026		104,062.50	104,062.50
09/11/2026	Final Maturity	3130AWTQ3	4,500,000.00	FEDERAL HOME LOAN BANKS 4.625 09/11/2026	4,500,000.00		4,500,000.00
09/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
09/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
09/15/2026	Coupon	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028		5,676.00	5,676.00
09/15/2026	Effective Maturity	161571HT4	1,320,000.00	CHAIT 2023-1 A 5.16 09/15/2028	1,320,000.00		1,320,000.00
09/15/2026	Coupon	437076DH2	570,000.00	HOME DEPOT INC 3.75 09/15/2028		10,687.50	10,687.50
09/15/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		2,315.68	2,315.68
09/15/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	47,496.30		47,496.30
09/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
09/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
09/15/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		825.76	825.76
09/15/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	17,882.35		17,882.35
09/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
09/15/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		421.71	421.71
09/15/2026	Principal Paydown	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	42,750.04		42,750.04
09/15/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		657.54	657.54
09/15/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	36,860.37		36,860.37
09/15/2026	Coupon	91282CNY3	3,000,000.00	UNITED STATES TREASURY 3.375 09/15/2028		50,625.00	50,625.00
09/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
09/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
09/18/2026	Coupon	857477CL5	1,210,000.00	STATE STREET CORP 4.993 03/18/2027		30,207.65	30,207.65

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
09/21/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
09/21/2026	Coupon	89236TKJ3	1,000,000.00	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027		22,750.00	22,750.00
09/21/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
09/22/2026	Coupon	3133EPWK7	2,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028		45,000.00	45,000.00
09/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
09/25/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		1,561.95	1,561.95
09/25/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	27,234.42		27,234.42
09/25/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		2,201.26	2,201.26
09/25/2026	Principal Paydown	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	123,936.56		123,936.56
09/25/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		2,110.13	2,110.13
09/25/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	1,725.65		1,725.65
09/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50
09/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
09/25/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,177.27	3,177.27
09/25/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,147.76		2,147.76
09/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
09/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
09/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
09/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
09/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
09/28/2026	Coupon	3133EP6K6	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 03/26/2027		22,500.00	22,500.00
09/28/2026	Coupon	57629TBW6	1,340,000.00	MASSMUTUAL GLOBAL FUNDING II 4.45 03/27/2028		29,815.00	29,815.00
09/30/2026	Coupon	91282CEF4	2,500,000.00	UNITED STATES TREASURY 2.5 03/31/2027		31,250.00	31,250.00
09/30/2026	Coupon	91282CFM8	1,600,000.00	UNITED STATES TREASURY 4.125 09/30/2027		33,000.00	33,000.00
09/30/2026	Coupon	91282CPA3	1,500,000.00	UNITED STATES TREASURY 3.625 09/30/2030		27,187.50	27,187.50
September 2026 Total					**6,120,033.45**	**574,429.68**	**6,694,463.13**
OCTOBER 2026							
10/01/2026	Coupon	64952WFJ7	1,000,000.00	NEW YORK LIFE GLOBAL FUNDING 3.9 10/01/2027		19,500.00	19,500.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/09/2026	Coupon	3130B0TY5	1,500,000.00	FEDERAL HOME LOAN BANKS 4.75 04/09/2027		35,625.00	35,625.00
10/13/2026	Coupon	713448FW3	510,000.00	PEPSICO INC 5.125 11/10/2026		10,890.63	10,890.63
10/13/2026	Effective Maturity	713448FW3	510,000.00	PEPSICO INC 5.125 11/10/2026	510,000.00		510,000.00
10/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
10/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
10/15/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		2,109.47	2,109.47
10/15/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	45,815.96		45,815.96
10/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
10/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
10/15/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		751.85	751.85
10/15/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	16,522.63		16,522.63
10/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
10/15/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		271.01	271.01
10/15/2026	Principal Paydown	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	38,894.10		38,894.10
10/15/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		494.13	494.13
10/15/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	38,476.72		38,476.72
10/15/2026	Coupon	91282CPC9	2,500,000.00	UNITED STATES TREASURY 3.5 10/15/2028		43,750.00	43,750.00
10/15/2026	Coupon	91324PDE9	1,250,000.00	UNITEDHEALTH GROUP INC 2.95 10/15/2027		18,437.50	18,437.50
10/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
10/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
10/19/2026	Coupon	61748UAK8	580,000.00	MORGAN STANLEY 4.133 10/18/2029		11,985.70	11,985.70
10/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,690.75	2,690.75
10/20/2026	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	83,286.92		83,286.92
10/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
10/26/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
10/26/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		1,444.39	1,444.39
10/26/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	24,925.85		24,925.85
10/26/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		1,855.58	1,855.58
10/26/2026	Principal Paydown	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	280,885.16		280,885.16
10/26/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		2,105.20	2,105.20
10/26/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	69,862.60		69,862.60
10/26/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,702.50	2,702.50

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
10/26/2026	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	83,478.03		83,478.03
10/26/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
10/26/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,171.57	3,171.57
10/26/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,285.70		2,285.70
10/26/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
10/26/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
10/26/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
10/26/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
10/26/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
October 2026 Total					**1,194,433.66**	**215,039.24**	**1,409,472.89**
NOVEMBER 2026							
11/02/2026	Coupon	74456QBU9	750,000.00	PUBLIC SERVICE ELECTRIC AND GAS CO 3.7 05/01/2028		13,875.00	13,875.00
11/02/2026	Coupon	91282CDF5	2,500,000.00	UNITED STATES TREASURY 1.375 10/31/2028		17,187.50	17,187.50
11/02/2026	Coupon	91282CEM9	2,750,000.00	UNITED STATES TREASURY 2.875 04/30/2029		39,531.25	39,531.25
11/02/2026	Coupon	91282CFT3	1,700,000.00	UNITED STATES TREASURY 4.0 10/31/2029		34,000.00	34,000.00
11/02/2026	Coupon	91282CGZ8	3,000,000.00	UNITED STATES TREASURY 3.5 04/30/2030		52,500.00	52,500.00
11/05/2026	Coupon	459058LT8	1,335,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.625 05/05/2028		24,196.88	24,196.88
11/09/2026	Coupon	48125LRU8	1,575,000.00	JPMORGAN CHASE BANK NA 5.11 12/08/2026		33,534.38	33,534.38
11/09/2026	Effective Maturity	48125LRU8	1,575,000.00	JPMORGAN CHASE BANK NA 5.11 12/08/2026	1,575,000.00		1,575,000.00
11/10/2026	Coupon	665859AW4	1,000,000.00	NORTHERN TRUST CORP 4.0 05/10/2027		20,000.00	20,000.00
11/16/2026	Coupon	009158AY2	1,500,000.00	AIR PRODUCTS AND CHEMICALS INC 1.85 05/15/2027		13,875.00	13,875.00
11/16/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
11/16/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
11/16/2026	Coupon	14913UBD1	1,000,000.00	CATERPILLAR FINANCIAL SERVICES CORP 3.95 11/14/2028		19,750.00	19,750.00
11/16/2026	Coupon	341081GN1	1,500,000.00	FLORIDA POWER & LIGHT CO 4.4 05/15/2028		33,000.00	33,000.00
11/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
11/16/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		1,910.55	1,910.55
11/16/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	44,822.37		44,822.37

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/16/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
11/16/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
11/16/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		683.56	683.56
11/16/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	19,710.67		19,710.67
11/16/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
11/16/2026	Coupon	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028		133.91	133.91
11/16/2026	Effective Maturity	58769GAD5	517,773.84	MBALT 2024-B A3 4.23 02/15/2028	37,989.51		37,989.51
11/16/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		323.55	323.55
11/16/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	29,723.37		29,723.37
11/16/2026	Coupon	90331HPS6	1,330,000.00	US BANK NA 4.73 05/15/2028		31,454.50	31,454.50
11/16/2026	Coupon	9128283F5	1,400,000.00	UNITED STATES TREASURY 2.25 11/15/2027		15,750.00	15,750.00
11/16/2026	Coupon	9128285M8	2,000,000.00	UNITED STATES TREASURY 3.125 11/15/2028		31,250.00	31,250.00
11/16/2026	Coupon	912828U24	3,000,000.00	UNITED STATES TREASURY 2.0 11/15/2026		30,000.00	30,000.00
11/16/2026	Final Maturity	912828U24	3,000,000.00	UNITED STATES TREASURY 2.0 11/15/2026	3,000,000.00		3,000,000.00
11/16/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
11/17/2026	Coupon	3130AXU63	1,750,000.00	FEDERAL HOME LOAN BANKS 4.625 11/17/2026		40,468.75	40,468.75
11/17/2026	Final Maturity	3130AXU63	1,750,000.00	FEDERAL HOME LOAN BANKS 4.625 11/17/2026	1,750,000.00		1,750,000.00
11/20/2026	Coupon	3133ERFJ5	1,000,000.00	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 05/20/2027		22,500.00	22,500.00
11/20/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,372.87	2,372.87
11/20/2026	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	75,620.02		75,620.02
11/20/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
11/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
11/25/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		1,336.79	1,336.79
11/25/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	24,444.15		24,444.15
11/25/2026	Coupon	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026		1,072.15	1,072.15
11/25/2026	Final Maturity	3137BTUM1	853,846.89	FHMS K-061 A2 3.347 11/25/2026	384,396.85		384,396.85
11/25/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		1,905.51	1,905.51
11/25/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	144,804.36		144,804.36
11/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,476.90	2,476.90

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
11/25/2026	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	5,954.90		5,954.90
11/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
11/25/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,165.50	3,165.50
11/25/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,162.35		2,162.35
11/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
11/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
11/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
11/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
11/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
11/30/2026	Coupon	91282CFY2	3,000,000.00	UNITED STATES TREASURY 3.875 11/30/2029		58,125.00	58,125.00
November 2026 Total					**7,094,628.55**	**603,633.50**	**7,698,262.05**
DECEMBER 2026							
12/09/2026	Coupon	3130AVVX7	1,120,000.00	FEDERAL HOME LOAN BANKS 3.75 06/09/2028		21,000.00	21,000.00
12/09/2026	Coupon	3130AWC24	2,000,000.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		40,000.00	40,000.00
12/15/2026	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
12/15/2026	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
12/15/2026	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		1,715.94	1,715.94
12/15/2026	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	42,849.62		42,849.62
12/15/2026	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
12/15/2026	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
12/15/2026	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		602.09	602.09
12/15/2026	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	13,354.38		13,354.38
12/15/2026	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
12/15/2026	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		191.77	191.77
12/15/2026	Principal Paydown	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	32,035.77		32,035.77
12/15/2026	Coupon	87612EBU9	570,000.00	TARGET CORP 4.35 06/15/2028		12,397.50	12,397.50
12/15/2026	Coupon	91282CPP0	2,300,000.00	UNITED STATES TREASURY 3.5 12/15/2028		40,250.00	40,250.00
12/15/2026	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
12/16/2026	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,319.67	1,319.67
12/16/2026	Principal Paydown	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030	7,306.98		7,306.98
12/21/2026	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		2,084.26	2,084.26

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
12/21/2026	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	96,268.86		96,268.86
12/21/2026	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
12/25/2026	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,646.67	2,646.67
12/25/2026	Principal Paydown	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028	2,723.60		2,723.60
12/25/2026	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		1,231.28	1,231.28
12/25/2026	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	23,328.63		23,328.63
12/25/2026	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		1,491.61	1,491.61
12/25/2026	Principal Paydown	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	429,078.11		429,078.11
12/25/2026	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,460.81	2,460.81
12/25/2026	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	5,799.35		5,799.35
12/25/2026	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
12/25/2026	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,159.76	3,159.76
12/25/2026	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,299.81		2,299.81
12/25/2026	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
12/25/2026	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
12/25/2026	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
12/25/2026	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
12/25/2026	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
12/28/2026	Coupon	437076DB5	740,000.00	HOME DEPOT INC 4.875 06/25/2027		18,037.50	18,037.50
12/31/2026	Coupon	91282CEW7	1,300,000.00	UNITED STATES TREASURY 3.25 06/30/2027		21,125.00	21,125.00
12/31/2026	Coupon	91282CGB1	3,000,000.00	UNITED STATES TREASURY 3.875 12/31/2029		58,125.00	58,125.00
December 2026 Total					**655,045.09**	**281,126.47**	**936,171.57**
JANUARY 2027							
01/07/2027	Coupon	24422EXZ7	700,000.00	JOHN DEERE CAPITAL CORP 4.65 01/07/2028		16,275.00	16,275.00
01/08/2027	Coupon	24422EXF1	1,000,000.00	JOHN DEERE CAPITAL CORP 4.5 01/08/2027		22,500.00	22,500.00
01/08/2027	Final Maturity	24422EXF1	1,000,000.00	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	1,000,000.00		1,000,000.00
01/11/2027	Coupon	64952WCX9	1,000,000.00	NEW YORK LIFE GLOBAL FUNDING 3.0 01/10/2028		15,000.00	15,000.00
01/12/2027	Coupon	459058KT9	500,000.00	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028		8,750.00	8,750.00
01/14/2027	Coupon	58989V2M5	750,000.00	MET TOWER GLOBAL FUNDING 4.0 01/14/2029		15,000.00	15,000.00

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/15/2027	Coupon	02582JKH2	640,000.00	AMXCA 2024-1 A 5.23 04/16/2029		2,789.33	2,789.33
01/15/2027	Coupon	02582JKP4	1,255,000.00	AMXCA 2025-2 A 4.28 04/15/2030		4,476.17	4,476.17
01/15/2027	Coupon	26444HAE1	1,000,000.00	DUKE ENERGY FLORIDA LLC 3.8 07/15/2028		19,000.00	19,000.00
01/15/2027	Coupon	3130AYPN0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.125 01/15/2027		41,250.00	41,250.00
01/15/2027	Final Maturity	3130AYPN0	2,000,000.00	FEDERAL HOME LOAN BANKS 4.125 01/15/2027	2,000,000.00		2,000,000.00
01/15/2027	Coupon	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028		1,529.91	1,529.91
01/15/2027	Principal Paydown	437918AC9	877,133.27	HAROT 2024-1 A3 5.21 08/15/2028	42,021.12		42,021.12
01/15/2027	Coupon	44935XAD7	585,000.00	HART 2025-B A3 4.36 12/17/2029		2,125.50	2,125.50
01/15/2027	Coupon	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029		2,361.75	2,361.75
01/15/2027	Principal Paydown	47800DAD6	670,000.00	JDOT 2025 A3 4.23 09/17/2029	5,613.79		5,613.79
01/15/2027	Coupon	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028		546.89	546.89
01/15/2027	Principal Paydown	47800RAD5	288,025.93	JDOT 2024 A3 4.96 11/15/2028	19,387.77		19,387.77
01/15/2027	Coupon	58768YAD7	770,000.00	MBALT 2025-A A3 4.61 04/16/2029		2,958.08	2,958.08
01/15/2027	Coupon	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028		49.75	49.75
01/15/2027	Effective Maturity	58770JAD6	350,000.00	MBALT 2024-A A3 5.32 01/18/2028	11,221.73		11,221.73
01/15/2027	Coupon	713448GL6	1,000,000.00	PEPSICO INC 4.1 01/15/2029		20,500.00	20,500.00
01/15/2027	Coupon	92970QAJ4	1,210,000.00	WFCIT 2025-1 A 4.34 05/15/2030		4,376.17	4,376.17
01/18/2027	Coupon	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030		1,293.61	1,293.61
01/18/2027	Principal Paydown	362549AD9	370,000.00	GMCAR 2025-2 A3 4.28 04/16/2030	15,382.87		15,382.87
01/19/2027	Coupon	78016HZT0	1,245,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027		30,346.88	30,346.88
01/19/2027	Final Maturity	78016HZT0	1,245,000.00	ROYAL BANK OF CANADA 4.875 01/19/2027	1,245,000.00		1,245,000.00
01/20/2027	Coupon	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028		1,716.83	1,716.83
01/20/2027	Principal Paydown	362962AD4	705,000.00	GMALT 2025-2 A3 4.58 05/22/2028	98,633.57		98,633.57
01/20/2027	Coupon	92348KDY6	1,050,000.00	VZMT 2025-3 A1A 4.51 03/20/2030		3,946.25	3,946.25
01/22/2027	Coupon	06406RCG0	535,000.00	BANK OF NEW YORK MELLON CORP 4.026 01/22/2030		10,769.55	10,769.55
01/25/2027	Coupon	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028		2,637.66	2,637.66
01/25/2027	Principal Paydown	05594HAD5	800,000.00	BMWLT 2025-2 A3 3.97 09/25/2028	101,548.89		101,548.89
01/25/2027	Coupon	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029		1,130.58	1,130.58
01/25/2027	Principal Paydown	096919AD7	511,184.24	BMWOT 2024-A A3 5.18 02/26/2029	22,941.28		22,941.28

Payment Date	Transaction Type	CUSIP	Quantity	Security Description	Principal Amount	Income	Total Amount
01/25/2027	Coupon	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027		265.16	265.16
01/25/2027	Final Maturity	3137BVZ82	856,214.48	FHMS K-063 A2 3.43 01/25/2027	92,768.18		92,768.18
01/25/2027	Coupon	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027		2,445.13	2,445.13
01/25/2027	Principal Paydown	3137F1G44	1,000,000.00	FHMS K-065 A2 3.243 04/25/2027	1,980.21		1,980.21
01/25/2027	Coupon	3137F4X72	1,165,000.00	FHMS K-075 A2 3.65 02/25/2028		3,543.54	3,543.54
01/25/2027	Coupon	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027		3,153.65	3,153.65
01/25/2027	Principal Paydown	3137FBU79	1,209,734.80	FHMS K-069 A2 3.187 09/25/2027	2,177.02		2,177.02
01/25/2027	Coupon	3137FJEH8	1,250,000.00	FHMS K-081 A2 3.9 08/25/2028		4,062.50	4,062.50
01/25/2027	Coupon	3137FK4M5	2,000,000.00	FHMS K-085 A2 4.06 10/25/2028		6,766.67	6,766.67
01/25/2027	Coupon	3137FLMV3	2,000,000.00	FHMS K-090 A2 3.422 02/25/2029		5,703.33	5,703.33
01/25/2027	Coupon	3137H5YC5	1,500,000.00	FHMS K-748 A2 2.26 01/25/2029		2,825.00	2,825.00
01/25/2027	Coupon	3137HA4B9	2,000,000.00	FHMS K-751 A2 4.412 03/25/2030		7,353.33	7,353.33
01/26/2027	Coupon	09290DAH4	750,000.00	BLACKROCK INC 4.6 07/26/2027		17,250.00	17,250.00
01/26/2027	Coupon	17275RBQ4	1,500,000.00	CISCO SYSTEMS INC 4.8 02/26/2027		30,000.00	30,000.00
01/26/2027	Effective Maturity	17275RBQ4	1,500,000.00	CISCO SYSTEMS INC 4.8 02/26/2027	1,500,000.00		1,500,000.00
01/27/2027	Coupon	06368MJG0	1,500,000.00	BANK OF MONTREAL 5.004 01/27/2029		37,530.00	37,530.00
January 2027 Total					**6,158,676.42**	**352,228.21**	**6,510,904.63**
Grand Total			**610,614,372.92**		**39,625,629.69**	**5,158,518.23**	**44,784,147.92**

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Valuation: Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance: Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

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Ratings: Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest.

LGIP Yields: Reported yields for local government investment pools may be presented as either the 30-day yield or the monthly distribution yield, as applicable. For certain funds, the 30-day yield is calculated using reported daily yield data. Yield calculations are subject to change and may not be directly comparable across funds.

LAIF Yields: Additional Disclosure for CA Clients - As a result of a reporting lag from the Local Agency Investment Fund (LAIF), reported LAIF yields represent the most recently available Daily Effective Yield and may reflect data from approximately 7–10 days prior to month-end.

Benchmark	Disclosure
ICE BofA 1-3 Yr US Treasury Index	The ICE BofA 1-3 Year US Treasury Index tracks the performance of US dollar-denominated sovereign debt publicly issued by the US government in its domestic market. Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, a fixed coupon schedule, and a minimum amount outstanding of $1 billion. Qualifying securities must have at least 18 months to final maturity at the time of issuance.

California State Treasurer
Fiona Ma, CPA

Local Agency Investment Fund
P.O. Box 942809
Sacramento, CA 94209-0001
(916) 653-3001

March 11, 2026

LAIF Home
PMIA Average Monthly Yields

CITY OF MURRIETA

FINANCE DIRECTOR
1 TOWNE SQUARE
MURRIETA, CA 92562

Tran Type Definitions

Account Number:

February 2026 Statement

Account Summary

Total Deposit:	0.00	Beginning Balance:	62,164,285.61
Total Withdrawal:	0.00	Ending Balance:	62,164,285.61

STAGECOACH SWEEP

WELLS FARGO BANK, N.A.

CITY OF MURRIETA
GENERAL OPERATING ACCOUNT
1 TOWN SQ
MURRIETA CA 92562-7922

Account Number - DDA

THIS STATEMENT COVERS 02/01/2026 THROUGH 02/28/2026

FOR QUESTIONS, PLEASE CONTACT GLOBAL PAYMENTS AND LIQUIDITY SERVICE
AT 1-800-AT-WELLS (1-800-289-3557).

ALLSPRING GOVERNMENT FUND SELECT CLS

FUND SUMMARY

Dividends Earned YTD	295,613.27
Federal Withholding YTD	.00
7-Day Simple Yield	3.62730 %
Federal Withholding	.00

Beginning Balance	59,171,947.05
Shares Purchased	10,893,020.58 +
Shares Redeemed	9,967,955.07 -
Ending Balance	60,097,012.56
Prior Month Dividends Paid to Checking	140,538.61
Dividends Earned in Current Month	155,074.66
Funds Pending Investment	385,093.24

Transaction Detail

Date	Description	Amount
2-01-2026	Beginning Balance	59,171,947.05
2-02-2026	Sweep Funds Return To DDA	19,476.44
2-03-2026	Next Day Sweep Purchase	863,097.16
2-04-2026	Next Day Sweep Purchase	100,705.16
2-05-2026	Sweep Funds Return To DDA	2,252,593.81
2-06-2026	Next Day Sweep Purchase	112,246.83
2-09-2026	Sweep Funds Return To DDA	3,920,732.28
2-10-2026	Sweep Funds Return To DDA	1,853,393.10
2-11-2026	Next Day Sweep Purchase	221,323.68
2-12-2026	Next Day Sweep Purchase	7,015.92
2-13-2026	Sweep Funds Return To DDA	153,965.80
2-17-2026	Sweep Funds Return To DDA	468,416.20
2-18-2026	Next Day Sweep Purchase	4,264,310.81
2-19-2026	Sweep Funds Return To DDA	75,298.74
2-20-2026	Sweep Funds Return To DDA	275,511.18
2-23-2026	Sweep Funds Return To DDA	393,540.96
2-24-2026	Next Day Sweep Purchase	73,601.37
2-25-2026	Next Day Sweep Purchase	5,250,719.65
2-26-2026	Sweep Funds Return To DDA	512,677.43
2-27-2026	Sweep Funds Return To DDA	42,349.13
2-28-2026	Ending Balance	60,097,012.56

Daily Balance Information

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
02-01*	59,152,470.61	3.624 %	.000099288	5,873.13
02-02	59,152,470.61	3.636 %	.000099624	5,893.01
02-03	60,015,567.77	3.635 %	.000099592	5,977.07
02-04	60,116,272.93	3.611 %	.000098948	5,948.38
02-05	57,863,679.12	3.609 %	.000098885	5,721.85
02-06	57,975,925.95	3.608 %	.000098876	5,732.43
02-07*	54,055,193.67	3.608 %	.000098876	5,344.76
02-08*	54,055,193.67	3.608 %	.000098876	5,344.76

Date	Investment Balance	Annualized Fund Yield	Daily Dividend Factor	Daily Accrual
02-09	54,055,193.67	3.604 %	.000098748	5,337.84
02-10	52,201,800.57	3.608 %	.000098867	5,161.04
02-11	52,423,124.25	3.610 %	.000098924	5,185.91
02-12	52,430,140.17	3.610 %	.000098905	5,185.60
02-13	52,276,174.37	3.618 %	.000099129	5,182.08
02-14*	51,807,758.17	3.618 %	.000099129	5,135.65
02-15*	51,807,758.17	3.618 %	.000099129	5,135.65
02-16*	51,807,758.17	3.618 %	.000099129	5,135.65
02-17	51,807,758.17	3.634 %	.000099578	5,158.91
02-18	56,072,068.98	3.664 %	.000100397	5,629.47
02-19	55,996,770.24	3.628 %	.000099407	5,566.47
02-20	55,721,259.06	3.619 %	.000099151	5,524.82
02-21*	55,327,718.10	3.619 %	.000099151	5,485.80
02-22*	55,327,718.10	3.619 %	.000099151	5,485.80
02-23	55,327,718.10	3.619 %	.000099163	5,486.46
02-24	55,401,319.47	3.624 %	.000099306	5,501.68
02-25	60,652,039.12	3.624 %	.000099312	6,023.48
02-26	60,139,361.69	3.621 %	.000099210	5,966.43
02-27	60,097,012.56	3.629 %	.000099427	5,975.27
02-28*	60,097,012.56	3.629 %	.000099427	5,975.27
			TOTAL MTD	155,074.67

* Indicates non-business day

THANK YOU FOR BANKING WITH WELLS FARGO.

MONEY MARKET MUTUAL FUNDS (EACH, A "MMMF") ARE NOT FDIC INSURED, HAVE NO BANK GUARANTY AND MAY LOSE VALUE.

An Investment in a MMMF is not insured by the Federal Deposit Insurance Corporation or any other government agency. Although the MMMF's seek to preserve the value of customer's investment at $1.00 per share, it is possible to lose money by investing in a MMMF.

Allspring Funds Management, LLC, a wholly owned subsidiary of Allspring Global Investments Holdings, LLC ("Allspring Global"), provides investment advisory and administrative services for the Allspring Funds?. Other subsidiaries of Allspring Global provide sub-advisory and other services for the funds. The funds are distributed by Allspring Funds Distributor, LLC, Member FINRA/SIPC, a subsidiary of Allspring Global.

This material must be accompanied or preceded by a current prospectus for name of the Fund(s) selected. Please read the prospectus carefully before investing.

JPMorganChase

JPMorgan Chase Bank, N.A.
P O Box 182051
Columbus OH 43218-2051

For the Period 2/1/26 to 2/28/26
Advice Date: February 28, 2026
Account:

CUSTOMER SERVICE INFORMATION

If you have any questions about this notice, please contact your Customer Service Professional.

04767 LIA 703 020 05826 - NNNNNNNNNNN 0000
CITY OF MURRIETA
GENERAL
1 TOWN SQUARE
MURRIETA CA 92562

Commercial Checking With Interest

Interest Payment Summary

Annual Percentage Yield *	2.68%
Rate	0.00%
Day Basis	365
Compounding Method	Monthly
Average Daily Balance	$3,343,328.60

** Annual Percentage Yield - the percentage rate earned if balances remain on deposit for a full year with compounding, no change in the interest rate and all interest is left in the account.*

Daily Details

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
2/01	0.000072	2.65%		3,424,317.38	248.60	248.60	0.00
2/02	0.000072	2.65%		3,375,806.30	245.08	493.68	0.00
2/03	0.000072	2.65%		3,356,239.71	243.66	737.35	0.00
2/04	0.000072	2.65%		3,356,133.74	243.65	981.00	0.00
2/05	0.000072	2.65%		3,350,410.39	243.23	1,224.24	0.00
2/06	0.000072	2.65%		3,349,915.39	243.20	1,467.45	0.00
2/07	0.000072	2.65%		3,349,915.39	243.20	1,710.65	0.00
2/08	0.000072	2.65%		3,349,915.39	243.20	1,953.85	0.00
2/09	0.000072	2.65%		3,338,495.10	242.37	2,196.23	0.00
2/10	0.000072	2.65%		3,338,495.10	242.37	2,438.60	0.00
2/11	0.000072	2.65%		3,334,209.11	242.06	2,680.67	0.00
2/12	0.000072	2.65%		3,334,209.11	242.06	2,922.73	0.00
2/13	0.000072	2.65%		3,334,209.11	242.06	3,164.79	0.00
2/14	0.000072	2.65%		3,334,209.11	242.06	3,406.86	0.00
2/15	0.000072	2.65%		3,334,209.11	242.06	3,648.92	0.00
2/16	0.000072	2.65%		3,334,209.11	242.06	3,890.98	0.00
2/17	0.000072	2.65%		3,334,909.29	242.11	4,133.10	0.00
2/18	0.000072	2.65%		3,334,909.29	242.11	4,375.21	0.00

Daily Details *(Continued)*

DATE	RATE		RATE TIERS	CLOSING BALANCE	DAILY AMOUNT	CUMULATIVE CREDIT AMOUNT	CUMULATIVE DEBIT AMOUNT
	1 DAY	Annual					
2/19	0.000072	2.65%		3,334,909.29	242.11	4,617.33	0.00
2/20	0.000072	2.65%		3,334,909.29	242.11	4,859.44	0.00
2/21	0.000072	2.65%		3,334,909.29	242.11	5,101.56	0.00
2/22	0.000072	2.65%		3,334,909.29	242.11	5,343.67	0.00
2/23	0.000072	2.65%		3,334,909.29	242.11	5,585.79	0.00
2/24	0.000072	2.65%		3,334,909.29	242.11	5,827.90	0.00
2/25	0.000072	2.65%		3,334,909.29	242.11	6,070.01	0.00
2/26	0.000072	2.65%		3,334,909.29	242.11	6,312.13	0.00
2/27	0.000072	2.65%		3,334,604.68	242.09	6,554.22	0.00
2/28	0.000072	2.65%		3,334,604.68	242.09	6,796.32	0.00

TOTAL AMOUNT CREDITED FOR THIS PERIOD: $6,796.32

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 4.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Rosa Vega, Executive Services Director

PREPARED BY: Rachel Guerrero, Executive Assistant - City Manager

SUBJECT:
Approve Amended Agreement with ClearGov Inc. for Digital Budget Book, Capital Budgeting, Transparency, and Strategic Planning Software

ABSTRACT

Staff recommends approving a four (4) year agreement with ClearGov Inc. to add the Strategic Planning module to the City's existing ClearGov platform (i.e., Digital Budget Book, Capital Budgeting, and Transparency software). The module will centralize strategic planning, align Council goals with departmental work plans and budgets, improve performance tracking, and enhance public transparency. The fiscal impact of adding the Strategic Planning module to the exiting ClearGov platform is $66,062.23, including a one-time setup and prorated subscription costs for Fiscal Year (FY) 2025/26. Funds are available in the FY 2025/26 Operating Budget. In conclusion, ClearGov Strategic Planning module provides the best value and integration with current systems, supporting operational efficiency and fiscal transparency.

RECOMMENDATION

Approve a four year service agreement with ClearGov Inc.,
to add the Strategic Planning module for a total amount not to exceed $66,062.23; and

Authorize the City Manager, and/or his designee, to execute the ClearGov Service Order/Agreement.

PRIOR ACTION/VOTE

On August 19, 2025, the City Council approved the Agreement with ClearGov Inc. for Digital Budget Book, Capital Budgeting, and Transparency Software (Vote: 5-0).

STRATEGIC ALIGNMENT

The City Council's goal of maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency is associated with this administrative priority.

DISCUSSION

The City of Murrieta (City) has modernized its budget development and financial transparency processes by using ClearGov's Digital Budget Book, Capital Budgeting, and Transparency Portal software. These tools have improved collaboration, increased efficiency, and enhanced public access to financial information.

Historically, the City has also relied on a combination of Microsoft Word documents and Excel spreadsheets to track the City's top priorities, organized in a three-tiered system. While this approach has been effective, it is time-intensive, requires manual updates, and limits real-time visibility and cross-departmental coordination.

Strategic Planning Software (New Component)

Staff recommends expanding the existing ClearGov platform to include the Strategic Planning - Civic Edition module. This software will assist with centralizing and streamlining the City's strategic planning efforts by providing a single platform to:

- Establish and track City Council goals and strategic initiatives;
- Align the existing three-tiered priority system with departmental work plans;
- Link strategic objectives to departmental budgets and performance measures;
- Provide real-time tracking of progress, updates, and outcomes;
- Enhance accountability and cross-departmental coordination; and
- Improve communication of strategic priorities to the public through an integrated, user-friendly platform.

The Strategic Planning module integrates with the City's existing ClearGov tools, creating a unified system that connects budgeting, capital planning, performance metrics, and long-term strategy.

Cost Efficiency and Implementation

The service order includes a one-time setup cost of $8,415 and an annual subscription cost of $17,255, reflecting a bundled discount. A prorated subscription cost of $4,313.75 will apply for the remainder of FY 2025/26 (April-June 2026).

The initial service period for the Strategic Planning module runs from July 1, 2026, through June 30, 2029, with modest annual increases as outlined in the agreement (Attachment 1).

By incorporating this module into the existing agreement, the City continues its strategy of consolidating software solutions into a single, integrated platform, reducing redundancy and improving operational efficiency.

Procurement

Staff obtained quotes and software demonstrations from multiple vendors for strategic planning software solutions. After evaluating functionality, integration capabilities, and cost, ClearGov Inc. was determined to provide the best value and lowest overall cost to the City.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

The total cost for the Strategic Planning module over the initial term is $66,062.23, which includes:

- One-time setup: $8,415
- FY 2025/26 prorated cost: $4,313.75
- Annual subscription (three (3) years): $17,255 per year

The one-time setup cost and the FY 2025/26 prorated subscription cost will be funded using available budget in GL 1101600-62280. Staff will propose an amendment to the FY 2026/27. Staff will request a budget for these services in the subsequent biennial budget process for FY 2027/28 and 2028/29.

If the City Council approves adding the Strategic Planning module to the existing ClearGov platform, the total agreement amount for all four modules will increase from $186,751.17 to $252,813.40.

ATTACHMENTS

ATT 1 - ClearGov Strategic Planning Service Agreement and Order

ClearGov®

Service Order

2 Mill & Main; Suite 630; Maynard, MA 01754

Created By	Michael Lanza
Contact Phone	(617) 816-7726
Contact Email	mlanza@cleargov.com

Order Date	**Apr 1, 2026**
Order Valid If Signed By	**Apr 30, 2026**

Customer Information

Customer	City of Murrieta	**Contact**	Rosa Vega	**Billing Contact**	Javier Carcamo
Address	1 Town Square	**Title**	Director of Executive Services	**Title**	Finance Director
City, St, Zip	Murrieta, CA 92562	**Email**	RVega@MurrietaCA.gov	**Email**	jcarcamo@murrietaca.gov
Phone	(951) 304-2489			**PO # (If any)**	

The Services you will receive and the Fees for those Services are...

Setup Services	Tier / Rate	Service Fees
ClearGov Setup: Includes activation, onboarding, and training for ClearGov solutions	Tier 5B	$ 9,900.00
ClearGov Setup: Bundle Discount - Discount for bundled solutions	Tier 5B	$ (1,485.00)
Total ClearGov Setup Service Fee - Billed ONE TIME		**$ 8,415.00**
Subscription Services	**Tier / Rate**	**Service Fees**
ClearGov Strategic Planning - Civic Edition	Tier 5B	$ 20,300.00
Bundle Discount: Modules (15%)	Tier 5B	$ (3,045.00)
Total ClearGov Subscription Service Fee - Billed ANNUALLY IN ADVANCE		**$ 17,255.00**

ClearGov will provide your Services according to this schedule...

Period	Start Date	End Date	Description
Setup	Apr 1, 2026	Apr 1, 2026	ClearGov Setup Services
Pro-Rata	Apr 1, 2026	Jun 30, 2026	ClearGov Subscription Services
Initial	Jul 1, 2026	Jun 30, 2029	ClearGov Subscription Services

To be clear, you will be billed as follows...

Billing Date(s)	Amount(s)	Notes
Apr 1, 2026	$8,415.00	One-Time Setup Fee
Apr 1, 2026	$4,313.75	3 Month Pro-Rata Subscription Fee
Jul 1, 2026	$17,255.00	Annual Subscription Fee

Additional subscription years and/or renewals will be billed annually in accordance with pricing and terms set forth herein.

Billing Terms & Conditions		
Valid Until	**Apr 30, 2026**	Pricing set forth herein is valid only if ClearGov Service Order is executed on or before this date.
Payment	**Net 30**	All invoices are due Net 30 days from the date of invoice.
Initial Period Rate Increase	3% per annum	During the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount.
Rate Increase	6% per annum	After the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount.

General Terms & Conditions

Statement of Work	ClearGov and Customer mutually agree to the ClearGov Service activation and onboarding process set forth in the attached Statement of Work. Please note that ClearGov will not activate and/or implement services for any Customer with outstanding balance past due over 90 days for any previous subscription services.
Taxes	The Service Fees and Billing amounts set forth above in this ClearGov Service Order **DO NOT** include applicable taxes. In accordance with the laws of the applicable state, in the event that sales, use or other taxes apply to this transaction, ClearGov shall include such taxes on applicable invoices and Customer is solely responsible for such taxes, unless documentation is provi to ClearGov demonstrating Customer's exemption from such taxes.

Term & Termination	Subject to the termination rights and obligations set forth in the ClearGov BCM Service Agreement, this ClearGov Service Order commences upon the Order Date set forth herein and shall continue until the completion of the Service Period(s) for the Service (s) set forth herein. Each Service shall commence upon the Start Date set forth herein and shall continue until the completion of the applicable Service Period.
Auto-Renewal	After the Initial Period, the Service Period for any ClearGov Annual Subscription Services shall automatically renew for successive annual periods (each an ***"Annual Term"***), unless either Party provides written notice of its desire not to renew at least sixty (60) days prior to the end of the then current Annual Term.
Agreement	The signature herein affirms your commitment to pay for the Service(s) ordered in accordance with the terms set forth in this ClearGov Service Order and also acknowledges that you have read and agree to the terms and conditions set forth in the ClearGov BCM Service Agreement found at the following URL: http://www.ClearGov.com/terms-and-conditions. This Service Order incorporates by reference the terms of such ClearGov BCM Service Agreement.

Customer	
Signature	
Name	Justin Clifton
Title	City Manager

ClearGov, Inc.	
Signature	
Name	Bryan A. Burdick
Title	President

Please e-mail signed Service Order to Orders@ClearGov.com or Fax to (774) 759-3045

Order Type (ClearGov Internal Use Only)			
Select Order Type for this Service Order	XS	**If XS: Original Service Order Date**	6/23/22

Statement of Work

This Statement of Work outlines the roles and responsibilities by both ClearGov and Customer required for the activation and onboarding of the ClearGov Service. ClearGov will begin this onboarding process upon execution of this Service Order. All onboarding services and communications will be provided through remote methods - email, phone, and web conferencing.

ClearGov Responsibilities

- ClearGov will activate ClearGov Service subscription(s) as of the applicable Start Date(s). ClearGov will create the initial Admin User account, and the Customer Admin User will be responsible for creating additional User accounts.

- ClearGov will assign an Implementation Manager (IM) responsible for managing the activation and onboarding process. ClearGov IM will coordinate with other ClearGov resources, as necessary.

- ClearGov IM will provide a Kickoff Call scheduling link to the Customer's Primary Contact. Customer should schedule Kickoff Call within two weeks after the Service Order has been executed.

- If Customer is subscribing to any products that require data onboarding:
  - ClearGov IM will provide a Data Discovery Call scheduling link to the Customer's Primary Contact. Customer should schedule Data Discovery Call based on the availability of Customer's staff.
  - ClearGov will provide Customer with financial data requirements and instructions, based on the ClearGov Service subscription(s).
  - ClearGov will review financial data files and confirm that data is complete, or request additional information, if necessary. Once complete financial data files have been received, ClearGov will format the data, upload it to the ClearGov platform and complete an initial mapping of the data.
  - After initial mapping, ClearGov will schedule a Data Review call with a ClearGov Data Onboarding Consultant (DOC), who will present how the data was mapped, ask for feedback, and address open questions. Depending upon Customer feedback and the complexity of data mapping requests, there may be additional follow-up calls or emails required to complete the data onboarding process.

- ClearGov will inform Customer of all training, learning, and support options. ClearGov recommends all Users attend ClearGov Academy training sessions and/or read Support Center articles before using the ClearGov Service to ensure a quick ramp and success. As needed, ClearGov will design and deliver customized remote training and configuration workshops for Admins and one for End Users - via video conference - and these sessions will be recorded for future reference.

- ClearGov will make commercially reasonable efforts to complete the onboarding/activation process in a timely fashion, provided Customer submits financial data files and responds to review and approval requests by ClearGov in a similarly timely fashion. Any delay by Customer in meeting these deliverable requirements may result in a delayed data onboarding process. Any such delay shall not affect or change the Service Period(s) as set forth in the applicable Service Order.

Customer Responsibilities

- Customer's Primary Contact will coordinate the necessary personnel to attend the Kickoff and Data Discovery Calls within two weeks after the Service Order has been executed. If Customer needs to change the date/time of either of these calls, the Primary Contact will notify the ClearGov IM at least one business day in advance.

- If Customer is subscribing to any products that require data onboarding:
  - Customer will provide a complete set of requested financial data files (revenue, expense, chart of accounts, etc.) to ClearGov in accordance with the requirements provided by ClearGov.
  - Customer's Primary Contact will coordinate the necessary personnel to attend the Data Discovery and Data Review calls. It is recommended that all stakeholders with input on how data should be mapped should attend. Based on these calls and any subsequent internal review, Customer shall provide a detailed list of data mapping requirements and requested changes to data mapping drafts in a timely manner, and Customer will approve the final data mapping, once completed to Customer's satisfaction.

- Customer will complete recommended on-demand training modules in advance of customized training & configuration workshops.

- Customer shall be solely responsible for importing and/or inputting applicable text narrative, custom graphics, performance metrics, capital requests, personnel data, and other such information for capital budget, personnel budget, budget books, projects, dashboards, etc.

This ClearGov BCM Service Agreement (the ***"Agreement"***) is made and entered into by and between ClearGov, Inc. (***"ClearGov"***), a Delaware corporation with its principal offices at 2 Mill & Main; Suite 630, Maynard, MA 01754 and ***Customer*** (as defined in the applicable ClearGov Service Order) (each a ***"Party"*** and collectively the ***"Parties"***). This Agreement governs the terms and conditions under which Customer may utilize the ClearGov Service as set forth herein and as specified in one or more applicable ClearGov Service Order(s) executed by Customer in connection herewith and incorporated herein (the ***"ClearGov Service Order(s)"***). In event of any conflict between the terms set forth in this Agreement and any terms or conditions of any applicable ClearGov Service Order, the terms of the applicable ClearGov Service Order shall prevail.

WHEREAS ClearGov owns and operates the ClearGov Service, a Web-based SaaS solution that includes a variety of ClearGov App(s) and provides various features and functionality via such ClearGov App(s); and

WHEREAS Customer wishes to utilize the ClearGov Service in order to convey fiscal budget, key metrics and other information to the public as well as to leverage the functionality of such ClearGov App(s);

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ClearGov and Customer hereby agree as follows:

1) **Definitions.** Capitalized terms used in this Agreement, and not otherwise defined herein, shall have the following meanings:
   - 1.1) ***"Account"*** means an access point for the ClearGov Service that requires registration by the Customer.
   - 1.2) ***"ClearGov API"*** means an application programming interface that provides access to specified content and functionality within certain ClearGov Apps.
   - 1.3) ***"ClearGov Apps"*** means collectively all of the Web applications hosted by ClearGov and available via the ClearGov Service, including but not limited to the applications listed in any applicable ClearGov Service Order. All features, functionality, reports, etc. for each ClearGov App are included as material elements of the applicable ClearGov App. ClearGov may modify, combine, add or delete ClearGov Apps from the ClearGov Service from time to time at its sole discretion, provided that in the event that ClearGov terminates or deletes any ClearGov App to which Customer is actively subscribing, ClearGov shall provide a pro-rata refund for the applicable portion of the Subscription Service Fee for the remainder of the then current Service Period.
   - 1.4) ***"ClearGov Data"*** means any aggregated and normalized key metrics and benchmarking data collected by ClearGov for the delivery of the ClearGov Service.
   - 1.5) ***"ClearGov Service"*** means the complete set of ClearGov software and related materials including but not limited to the ClearGov Apps, ClearGov Data, ClearGov Web Site, the Documentation and the Software.
   - 1.6) ***"ClearGov Web Site"*** means the Web site owned and operated by ClearGov and made available at the following URL: http://www.ClearGov.com and/or any successor site(s).
   - 1.7) ***"Customer PDF"*** means one or more PDF files of Customer's digital documents created by Customer using the ClearGov Apps.
   - 1.8) ***"Customer Data"*** means any data provided to ClearGov by or on behalf of Customer or any data entered or uploaded into the ClearGov Service by or on behalf of Customer, including Sensitive Data entered or provided by Customer. Customer Data specifically excludes ClearGov Data as well as any anonymized, customized, modified or derivative works related to the Customer Data.
   - 1.9) ***"Customer State"*** means the state, commonwealth or territory in which the Customer is located.
   - 1.10) ***"Customer Web Site"*** means any Web site owned and operated by Customer.
   - 1.11) ***"Documentation"*** means any accompanying proprietary documentation made available to Customer by ClearGov for use with the ClearGov Service, including any documentation available online or otherwise.
   - 1.12) ***"Sensitive Data:*** means any Customer Data that may reasonably be deemed sensitive and/or private in nature, including but not limited to personal wage garnishments, individual healthcare-related expenses, data protected by HIPAA, etc.
   - 1.13) ***"Software"*** means the source code and/or other code which are material elements of the ClearGov Apps and ClearGov Service.

2) **Service Usage & Licenses.**
   - 2.1) Account Password and Security. Customer shall protect its passwords and take full responsibility for Customer's own, as well as any third-party, use of the Customer Account(s). Customer is solely responsible for any and all activities that occur under such Customer Account(s), except for any activities performed by ClearGov as set forth herein. Customer agrees to notify ClearGov immediately upon learning of any unauthorized use of a Customer Account or any other breach of security. From time to time, ClearGov's support staff may log in to the Customer Account in order to maintain or improve service, including providing Customer assistance with technical or billing issues. Customer hereby acknowledges and consents to such access.
   - 2.2) ClearGov License. Subject to the terms and conditions of this Agreement and as specifically set forth in the applicable ClearGov Service Order(s), ClearGov grants Customer a limited, revocable, non-exclusive, non-transferable, non-distributable, worldwide license to utilize the ClearGov Service for the following functionality:
     - a) Content Delivery. Customer may integrate, link and publish applicable public-facing content from the applicable ClearGov Apps within one or more Customer Web Site(s);
     - b) Application Access. Customer may access the ClearGov Apps via Customer's Account to utilize the functionality provided within such ClearGov Apps; and
     - c) API Access. Customer may access the ClearGov API to distribute and display public-facing content from the ClearGov Apps within one or more Customer Web Site(s).

3) **Term and Termination.**
   - 3.1) Term. The duration of this Agreement shall be defined in accordance with the Term set forth in all applicable Service Order(s). The Term shall commence upon the Start Date set forth in the first ClearGov Service Order executed between the Parties and shall continue in full force and effect until the termination or expiration of all applicable ClearGov Service Order(s) (the ***"Term"***).
   - 3.2) Termination. This Agreement and/or any applicable ClearGov Service Order may be terminated prior to the expiration of the term as follows:
     - a) Either Party may terminate this Agreement if the other Party fails to cure a material breach of the Agreement within fifteen (15) days after receipt of written notice

thereof.

b) Either Party may terminate this Agreement if the other Party is involved in insolvency proceedings, receivership, bankruptcy, or assignment for the benefit of creditors.

3.3) Obligations. Upon expiration or termination of this Agreement:

a) Each Party shall promptly return to the other all of the Confidential Information of the other Party in its possession or control;

b) Customer shall cease use of the ClearGov Service and shall remove all links from the Customer Web Site(s) to any content provided by the ClearGov Apps, provided that Customer may continue to provide access to any Customer PDF(s). Customer shall be solely responsible for hosting and delivering such Customer PDF(s) as well as any ongoing costs for doing so; and

c) Any outstanding fees shall become immediately due and payable, and termination of this Agreement shall not relieve Customer from its obligation to pay to ClearGov any such fees.

3.4) Survival. Sections 3.3, 3.4 and 4 through 8 inclusive shall survive any termination or expiration of this Agreement.

4) Fees and Billing.

4.1) Fees. Customer shall pay the Fees in accordance with the terms set forth in the applicable ClearGov Service Order.

4.2) Interest and Collections. Customer will be charged $50 for payments by checks that are returned due to insufficient funds. Any late payments will accrue interest equal to one and one-half percent (1.5%) per month, or the maximum amount allowable under law, whichever is less, compounded monthly. ClearGov shall be entitled to recover all reasonable costs of collection (including agency fees, attorneys' fees, in-house counsel costs, expenses and costs) incurred in attempting to collect payment from Customer.

4.3) Taxes. Customer is solely responsible for all applicable sales, use and other taxes and similar charges based on or arising from this Agreement or any ClearGov Service Order. In the event that Customer is exempt from sales tax, Customer will provide ClearGov with a tax-exempt certificate upon request.

5) Intellectual Property.

5.1) General. Both Parties may only use the other Party's intellectual property as expressly set forth herein. Nothing in this Agreement shall be construed in any manner to affect or modify either Party's ownership rights in any preexisting or future works, trademarks, copyrights or technologies developed or created by either Party, including without limitation, their respective proprietary software used in connection with the development and provision of their respective Web sites, databases, systems, products and/or services. Unless specifically agreed by the Parties in writing, all intellectual property, including without limitation information that could become the subject of a patent, copyright or trade secret, developed by a Party in the context of performing its obligations under this Agreement shall be exclusively owned by that Party and the other Party shall cooperate with any reasonable requests to execute documents confirming such ownership.

5.2) Data Ownership and License.

a) Customer represents and warrants that it has obtained all data subjects' consent or otherwise has the full legal right necessary to provide the Customer Data to ClearGov for ClearGov's use as contemplated by this Agreement. Customer acknowledges that ClearGov shall have no legal liability for its use and/or the display of the Customer Data as contemplated by this Agreement.

b) Customer represents and warrants that Customer shall not provide or enter Sensitive Data to be displayed in any publicly available element of the ClearGov Service. To the extent that Customer enters or uploads any Sensitive Data into the ClearGov Service, Customer shall assume full responsibility for the disclosure of such Sensitive Data. ClearGov is under no obligation to review and/or verify whether or not Customer Data includes Sensitive Data.

c) Customer Data shall remain the property of Customer, and Customer hereby grants ClearGov a limited, perpetual, irrevocable and royalty-free right to use, copy, modify, and display the Customer Data within any ClearGov App(s) and for the purpose of providing the ClearGov Service.

5.3) Proprietary Rights Notice. The ClearGov Service and all intellectual property rights in the ClearGov Service are, and shall remain, the property of ClearGov. All rights in and to the ClearGov Service not expressly granted to Customer in this Agreement are hereby expressly reserved and retained by ClearGov without restriction, including, without limitation, ClearGov's right to sole ownership of the ClearGov API, ClearGov Apps, ClearGov Data, ClearGov Web Site, Documentation and Software. Without limiting the generality of the foregoing, Customer agrees not to (and to not allow any third party to): (a) sublicense, copy, distribute, rent, lease, lend or use the ClearGov Service outside of the scope of the license granted herein or make the ClearGov Service available to any third party or use the ClearGov Service on a service bureau time sharing basis; (b) copy, modify, adapt, translate, prepare derivative works from, reverse engineer, disassemble, or decompile the ClearGov Service or otherwise attempt to discover or reconstruct any source code, underlying ideas, algorithms, file formats, program interfaces or other trade secrets related to the ClearGov Service; (c) use the trademarks, trade names, service marks, logos, domain names and other distinctive brand features or any copyright or other proprietary rights associated with the ClearGov Service for any purpose without the express written consent of ClearGov; (d) register, attempt to register, or assist anyone else to register any trademark, trade name, service marks, logos, domain names and other distinctive brand features, copyrights or other proprietary rights associated with ClearGov other than in the name of ClearGov; or (e) modify, remove, obscure, or alter any notice of copyright, trademark, or other proprietary right or legend appearing in or on any item included with the ClearGov Service. If the use of the ClearGov Service is being purchased by or on behalf of the U.S. Government or by a U.S. Government prime contractor or subcontractor (at any tier), in accordance with 48 C.F.R. 227.7202-4 (for Department of Defense (DOD) acquisitions) and 48 C.F.R. 2.101 and 12.212 (for non-DOD acquisitions), the Government's rights in the ClearGov Service, including its rights to use, modify, reproduce, release, perform, display or disclose any elements of the ClearGov Service, will be subject in all respects to the commercial license rights and restrictions provided in this Agreement.

6) Representations, Warranties, Indemnification and Liability.

6.1) By ClearGov. ClearGov represents and warrants that: (i) the ClearGov Service shall be provided in accordance with, and shall not violate applicable laws, rules or regulations; and (ii) by using the ClearGov Service, Customer will not violate or in any way infringe upon the personal or proprietary rights of any third party, (iii) to ClearGov's knowledge, the ClearGov Service does not contain any virus, worm, Trojan horse, time bomb or similar contaminating or destructive feature; and (iv)

ClearGov holds all necessary rights to permit the use of the ClearGov Service and all components thereof provided to Customer under this Agreement.

6.2) By Customer. Customer represents and warrants that: (i) it has all right, title, and interest in and to the Customer Data necessary for its use in connection with the ClearGov Service; and (ii) it shall not use the ClearGov Service in a manner or in connection with any activity that would violate this Agreement or any law, rule or regulation or rights of any third party.

6.3) By Both. ClearGov and Customer both represent and warrant that (i) each has full power and authority to enter into and perform its obligations under this Agreement; (ii) this Agreement is a legal, valid and binding obligation, enforceable against each Party in accordance with its terms; and (iii) entering into this Agreement will not knowingly violate the Agreement or any laws, regulations or third-party contracts.

6.4) Indemnification by ClearGov. At ClearGov's cost, ClearGov agrees to indemnify, hold harmless and defend Customer against any cost, loss or expense (including attorney's fees) resulting from any claims by third parties for loss, damage or injury (each, a ***"Claim"***) arising out of or relating to (i) ClearGov's breach of any term, condition, representation or warranty of this Agreement, (ii) ClearGov's violation of any third party rights in connection with the ClearGov Service or (iii) ClearGov's violations of applicable laws, rules or regulations in connection with the ClearGov Service. In such a case, Customer will provide ClearGov with written notice of such Claim. Customer shall cooperate as fully as reasonably required in the defense of any Claim. Customer reserves the right, at its own expense, to assume the exclusive defense and control of any matter subject to indemnification by ClearGov. Notwithstanding the foregoing, unless the settlement involves no cost, loss or continuing liability to Customer, ClearGov shall not settle any Claim, without the written consent of Customer, such consent not to be unreasonably withheld.

6.5) Limited Warranty. ClearGov warrants that the ClearGov Service will be delivered in a professional and workmanlike manner substantially in accordance with the statement of work set forth in the applicable ClearGov Service Order and that the ClearGov Service will operate in all material respects as described in its product descriptions and/or documentation. EXCEPT FOR THE EXPRESS WARRANTIES STATED IN THIS AGREEMENT, INCLUDING ANY APPLICABLE CLEARGOV SERVICE ORDER, CLEARGOV MAKES NO ADDITIONAL WARRANTY, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT, GUARANTEES, REPRESENTATIONS, PROMISES, STATEMENTS, ESTIMATES, CONDITIONS, OR OTHER INDUCEMENTS.

6.6) Limitation of Liability. NEITHER CLEARGOV NOR CUSTOMER WILL BE LIABLE TO THE OTHER PARTY FOR ANY INDIRECT, SPECIAL, PUNITIVE, CONSEQUENTIAL (INCLUDING, WITHOUT LIMITATION, LOST PROFITS), OR INCIDENTAL DAMAGES, WHETHER BASED ON A CLAIM OR ACTION OF CONTRACT, WARRANTY, NEGLIGENCE, STRICT LIABILITY, OR OTHER TORT, BREACH OF ANY STATUTORY DUTY, INDEMNITY OR CONTRIBUTION, OR OTHERWISE, EVEN IF THE PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. THE EXCLUSION CONTAINED IN THIS PARAGRAPH SHALL APPLY REGARDLESS OF THE FAILURE OF THE EXCLUSIVE REMEDY PROVIDED IN THE FOLLOWING SENTENCE. BOTH PARTIES' TOTAL CUMULATIVE LIABILITY TO THE OTHER PARTY FOR ANY LOSS OR DAMAGES RESULTING FROM ANY CLAIMS, DEMANDS OR ACTIONS ARISING OUT OF OR RELATING TO THIS AGREEMENT SHALL NOT EXCEED THE CUMULATIVE FEES PAID BY CUSTOMER TO CLEARGOV IN THE PRECEDING TWELVE (12) MONTHS. THE FOREGOING SHALL NOT LIMIT A PARTY'S (A) PAYMENT OBLIGATIONS UNDER THE AGREEMENT; (B) LIABILITY FOR INDEMNIFICATION OBLIGATIONS UNDER SECTION 6.4; (C) LIABILITY FOR ANY BREACH OF ITS CONFIDENTIALITY OBLIGATIONS UNDER SECTION 7; (D) LIABILITY FOR ANY BREACH OF ITS REPRESENTATIONS, WARRANTIES, OR OBLIGATIONS UNDER SECTION 5.2; OR (E) LIABILITY FOR ITS INFRINGEMENT OR MISAPPROPRIATION OF ANY PROPRIETARY RIGHTS OF THE OTHER PARTY. NOTHING IN THIS AGREEMENT SHALL BE CONSTRUED AS EXCLUDING OR LIMITING A PARTY'S LIABILITY FOR FRAUD OR ITS LIABILITY FOR DEATH OR PERSONAL INJURY ARISING FROM ITS NEGLIGENCE.

6.7) Essential Element. The provisions of this Section 6 are an essential element of the benefit of the consideration reflected in this Agreement.

7) Confidentiality.

7.1) Subject to any applicable open public records laws in the Customer State, each Party will keep the specific terms of this Agreement confidential, including the contents of the schedules and exhibits, and not disclose any portion of them to any third party (other than to its attorneys, accountants, advisors and potential investors who are bound to keep such information confidential) without the other Party's prior written consent, except as required by law, including but not limited to open public record laws.

7.2) In addition, in connection with the negotiation and performance of this Agreement, a Party (the ***"Receiving Party"***) may receive information from the other Party (the ***"Disclosing Party"***) which is confidential or proprietary in nature, including without limitation information about a Party's products, systems and services (***"Confidential Information"***). The Receiving Party agrees that, during the term of this Agreement and for a period of three (3) years thereafter, it will keep the Confidential Information in strictest confidence and protect such Confidential Information by similar security measures as it takes to protect its own Confidential Information of a similar nature, but in no event shall the Receiving Party take less than reasonable care with the Confidential Information of the Disclosing Party. The Receiving Party also agrees that it will not use any Confidential Information for any purpose other than in connection with the performance of its obligations under this Agreement.

7.3) The term ***"Confidential Information***" shall not include information which A) is or becomes generally available to the public without breach of this Agreement, B) is in the possession of the Receiving Party prior to its disclosure by the Disclosing Party, C) becomes available from a third party not in breach of any obligations of confidentiality, D) is independently developed by the Receiving Party, or E) is required to be disclosed by the Receiving Party pursuant to law, rule, regulation, subpoena or court order, including but not limited to open public record laws.

7.4) The Parties recognize that the disclosure or use of a Disclosing Party's Confidential Information by the Receiving Party in violation of the provisions of this Section 7 may cause irreparable injury to the Disclosing Party; therefore, in the event either Party breaches the provisions of this Section 7, the other Party, in addition to any other remedies it may have, shall be entitled to seek preliminary and permanent

injunctive relief without the necessity of posting a bond.

8) Miscellaneous.

8.1) General. If any provision of this Agreement is held to be unenforceable for any reason, such provision shall be reformed to the extent necessary to make it enforceable to the maximum extent permissible so as to implement the intent of the Parties, and the remainder of this Agreement shall continue in full force and effect. A waiver of any default is not a waiver of any subsequent default. The relationship between ClearGov and Customer is one of independent contractors, not partnership, joint venture or agency. This Agreement shall be binding upon and inure to the benefit of the respective successors and permitted assigns of the Parties hereto. The United Nations Convention on Contracts for the International Sale of Goods and the Uniform Computer Information Transactions Act shall not apply to this Agreement. The Software is controlled by U.S. Export Regulations, and it may not be exported to or used by embargoed countries or individuals.

8.2) Entire Agreement. This Agreement and the accompanying ClearGov Service Order(s), together, constitute a valid and binding agreement between the Parties and are intended to be the Parties' complete, integrated expression of the terms of their agreement with respect to the ClearGov Service, and any prior agreements or understandings with respect to such subject matter are superseded hereby and fully merged herein.

8.3) Assignment. Neither Party will assign this Agreement in whole or in part to any third party without the prior written consent of the other Party; provided, however, either Party may assign this Agreement without such consent to any subsidiary or parent company of such Party or to any successor by way of any merger, consolidation or other corporate reorganization of such Party or sale of all or substantially all of the assets of such Party or to an entity that assumes, by sale, license or otherwise, the business activities that are the subject of this Agreement, provided that such subsidiary or parent company or successor assumes or is otherwise fully bound by all of the obligations of the assigning Party under this Agreement.

8.4) Marketing Materials. Customer agrees that ClearGov may utilize Customer's name solely to identify it as a ClearGov Customer on the ClearGov Web site, in client lists and other marketing materials. Any other uses of Customer's name and/or logo (other than as included in the content and/or other items furnished to ClearGov by Customer) shall require Customer's prior written consent.

8.5) Insurance. ClearGov shall maintain commercial general liability insurance, cybersecurity insurance, product liability insurance and auto liability insurance in amounts that are consistent with industry standards. ClearGov shall maintain Worker's Compensation insurance as required by law.

8.6) No Boycott of Israel. ClearGov hereby certifies that ClearGov is not currently engaged in and shall not, for the duration of the Term of this Agreement, engage in a boycott of goods or services from the State of Israel; companies doing business in or with the State of Israel or authorized by, licensed by or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel.

8.7) Jurisdiction. This Agreement shall be governed by the applicable laws in the Customer State, without regard to conflict of laws rules. Any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined exclusively by arbitration in the Customer State before a panel of three arbitrators. Such arbitration shall be administered by JAMS pursuant to JAMS' Streamlined Arbitration Rules and Procedures. Judgment on an award, if any, may be entered in any court having jurisdiction. This clause shall not preclude parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction. The Parties acknowledge that this Agreement evidences a transaction involving interstate commerce. Notwithstanding the provision with respect to applicable substantive law, any arbitration conducted pursuant to the terms of this Agreement shall be governed by the Federal Arbitration Act (9 U.S.C., Secs. 1-16).

8.8) Modification. ClearGov shall have the right to modify this Agreement at any time by posting revised terms and conditions at the following URL: http://www.ClearGov.com/terms-and-conditions. Changes will be binding on the date they are posted. Continued use of the ClearGov Service will be considered acceptance by Customer of the then current Agreement.

8.9) Force Majeure. If the performance of this Agreement or any obligations hereunder is prevented or interfered with by reason of fire or other casualty or accident, strikes or labor disputes, war or other violence, any law, proclamation, regulation, or requirement of any government agency, or any other act or condition beyond the reasonable control of a Party hereto, that Party upon giving prompt notice to the other Party shall be excused from such performance during such occurrence.

8.10) Notices. All notices, requests, or other communications between the Parties that are required or permitted hereunder will be in writing and will be given by: (a) delivery in person or by prepaid courier service with a nationally recognized courier company, (b) delivery by registered or certified mail, postage prepaid, return receipt requested, (c) by confirmed fax, or (d) email to the address and/or fax number set forth in the applicable ClearGov Service Order. A Party may change the street or email address or fax number to which notice is to be sent by giving written notice of such change. Notices will be deemed given when received as evidenced by verification from the courier company, the mail or confirmation of email receipt or fax confirmation.

8.11) Titles & Subtitles. The titles and subtitles in this Agreement are used for convenience only and are not to be considered in construing it.

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 5.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Brian Crawford, Municipal Services Director

PREPARED BY: Garrett Strang, Capital Projects Program Manager

SUBJECT:
Acceptance of Additional CalOES Grant Funds for the Fire Station 1 and City Hall Emergency Generator Replacement Project, Request for Additional Construction Contingency, Finding of Exemption from CEQA

ABSTRACT

The City of Murrieta has received supplemental grant funding for the Fire Station 1 and City Hall Emergency Generator Replacement Project from the California Office of Emergency Services (CalOES) Hazard Mitigation Grant Program. The purpose of this item is to accept the supplemental grant funding, appropriate additional funding using unassigned fund balance from General Fund Capital, authorize a First Amendment to the construction contract to increase the authorized contingency, and to find this project exempt from the California Environmental Quality Act.

RECOMMENDATION

Adopt Resolution No. 26-4921 entitled: *A Resolution of the City Council of the City of Murrieta, California, Accepting Additional California Office of Emergency Services (Cal OES) Hazard Mitigation Grant Program Funds as Part of the Fiscal Year (FY) 2023 Hazard Mitigation Grant Program in the Amount of $93,423.75; and Amend The Capital Improvement Plan (CIP) Budget For FY 2025/26 to Appropriate the Grant Funds of $93,423.75 and $31,141.25 from General Fund Capital Unassigned Fund Balance into CIP No. 10044 for Compliance with Grant Local Fund Match Requirements, and Amend The FY 2025/26 Operating Budget to Increase the Grant Revenues and Grant Expenditures Budgets*;

Find this project to be exempt from CEQA and authorize a First Amendment to the Construction Contract between the City of Murrieta and Pramira, Inc., for construction of the Fire Station 1 and City Hall Emergency Generator Project CIP No. 10044 to increase the contract contingency by fifty percent (50%), in the amount of $262,261, for Contract Change Order work; and

Authorize the Director of Municipal Services, or designee, to approve Contract Change Orders not to exceed the approved construction contingency.

PRIOR ACTION/VOTE

On February 7, 2023, the City Council adopted Resolution No. 23-4638, accepting the Fiscal Year 2023

Hazard Mitigation Assistance Grant Award and Amending the Fiscal Year 2022/23 Operating Budget to Allocate and Appropriate the Grant Funds and the Local Match Funds, including CIP No. 10044 (Vote: 5-0).

On May 7, 2024, the City Council awarded a construction contract for the Fire Station 1 and City Hall Emergency Generator Project, CIP No. 10044, to Pramira, Inc. for $524,521, with a 20% construction contingency for a total authorized amount of $629,425. (Vote: 5-0).

On June 3, 2025, the City Council approved Resolution No. 25-4836, approving the Capital Improvement Plan Budget for Fiscal Year 2025/26, and the Fiscal Years 2025/26 to 2029/30 Capital Improvement Plan, which included the Fire Station 1 and City Hall Emergency Generator Replacement Project, CIP No. 10044 (Vote 5-0).

STRATEGIC ALIGNMENT

The City Council's goal of maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency is associated with this Tier 1 project.

DISCUSSION

The City Hall and Fire Station 1 Emergency Generator Replacement Project, CIP No. 10044, is a critical city infrastructure project intended to replace, improve, and expand the emergency power backup systems for two essential City facilities. The existing backup generator serving City Hall was installed in 2006, configured to power only critical network infrastructure, resulting in limited ability for staff to maintain operations and continue delivering essential public services under emergency circumstances when the backup generator would be activated.

The backup generator serving Fire Station 1 was manufactured in June 1989 and was intended only to support the station's alerting system. It did not provide backup power to the Fire Administration Building or any other critical facility operations. Due to the age and limited capacity of both units, replacement and upgrades were deemed necessary.

To offset the cost of replacing these generators, staff applied for a Hazard Mitigation Grant Program from the California Office of Emergency Services (CalOES). On September 13, 2022, the City of Murrieta received a CalOES grant award of $307,500, with a required local fund match of $102,500. Due to construction bids coming in higher than originally estimated, on September 30, 2024, City staff submitted a request to CalOES for additional grant funding to supplement the rising construction costs. On December 29, 2025, City staff received a Notification of Approval for $93,423.75 in Supplemental CalOES grant funds, with a required local fund match of $31,141.25. A breakdown of the Hazard Mitigation Grant Program from CalOES Grant funding is shown below:

CalOES Grant Funding and Local Match Breakdown

Descriptions	Grant Amount	Local Match	**Totals:**
Original Grant Award	$307,500	$102,500	$410,000
Supplemental Grant Award	$93,423.75	$31,141.25	$124,565
Totals:	$400,923.75	$133,641.25	$534,565

On May 7, 2024, the Construction Contract for the City Hall and Fire Station 1 Emergency Generator Replacement Project was awarded by the City Council to Pramira Inc., for $524,521, plus an authorized construction contingency of $104,903 (20%). Construction is currently underway, with substantial completion

anticipated in May 2026.

Over the course of construction, several unforeseen conditions and insufficient engineering design have resulted in an expansion of the originally contracted scope of work, prompting the negotiation of a number of Contract Change Orders (CCOs) that have exceeded the original 20% construction contingency approved by City Council. The full fiscal impact of the expanded scope of work was not brought to the City's attention until construction was approximately 75% complete; however, this does not relieve staff of their responsibility for managing the budget of an ongoing construction project. Staff is responsible for tracking all change order work completed throughout construction, managing the project budget and tracking change order costs, and executing Contract Change Orders formally as the project progresses. Staff takes ownership of this mistake in not properly tracking CCO work, which further resulted in the need for the requested additional 50% contingency.

The additional scope of work for the generator at City Hall included reconstructing the concrete pad for the new generator, modifying the existing generator enclosure, and fabricating and installing a new enclosure gate and aesthetic screening.

The changes to the plans associated with Fire Station 1 consisted of design, fabrication, and installation of the generator exhaust outlet system, in addition to partial electrical redesign due to insufficient engineered drawings, provided at the time of bid, not accurately portraying the existing conditions and the full extent of new electrical needs necessary to fully support the new generator system.

Although there were apparent deficiencies in the original project design that prompted the need for Contract Change Orders, the City and the Contractor still had a responsibility to follow the formal Contract Change Order procedures identified in the Contract and Special Provisions. However, regardless of the extent of the changes in the scope of work and the additional costs incurred due to change orders, the additional work was necessary to complete the overall objective of the project and would have been required and cost the City equally regardless of whether or not there had been sufficient engineering design at the time of bid.

To reconcile the outstanding change order work between the City and the Contractor, staff requests that the City Council authorize a First Amendment to the contract, in a form approved by the City Attorney’s office, to authorize an additional 50% construction contingency in an amount not to exceed an additional0 $262,261.

Upon appropriation of the requested additional funds (CalOES Grant funds and General Fund Capital unassigned fund balance) into CIP No. 10044 and receipt of authorization for an additional construction contingency, staff will negotiate to reconcile all contract change order work and proceed with completing construction and closing out the project.

A summary of the overall project construction budget with the requested additional contingency is shown below:

Reconciled Overall Project Construction Budget

Description	Amount
Original Contract Award	$524,522
Authorized Construction Contingency of Original Contract (20%)	$104,903
Total Amount Authorized for Original Contract:	**$629,425**
Additional Contingency Requested (50%)	$262,261
Total Amount Authorized Including Additional Contingency Request	**$891,686**

The additional construction contingency of $262,261 (50%) will be funded by the supplemental CalOES grant award, the required grant local match, previously established General Fund appropriation, and the requested additional allocation from General Fund Capital unassigned fund balance into CIP No. 10044. The First Amendment to the Construction Contract will authorize the expenditure of the not to exceed amount of $891,686.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

CEQA AND REGULATORY OVERVIEW

This project is exempt from CEQA pursuant to Regulation 15301 as it results in a minor alteration to existing facilities.

FISCAL IMPACT

The original construction contract amount awarded was $524,522, plus an additional 20% contingency of $104,903. Staff recommends adopting the First Amendment to authorize an additional 50% contingency of $262,261, bringing the total authorized amount for the contract award plus contingency to $891,686.

Staff recommends the following changes to the CIP and Operating Budget:

- Amend the Capital Improvement Plan (CIP) Budget for FY 2025/26 to appropriate the grant funds of $93,423.75 and $31,141.25 from General Fund Capital unassigned fund balance into CIP No. 10044.

Funding will be available in CIP No. 10044 upon appropriation of the additional grant funding and General Fund funding.

ATTACHMENTS

ATT 1 - Resolution No. 26-4921
ATT 2 - Notification of Approval of Supplemental Funds - Cal OES Grant
ATT 3 - Contract Amendment for the Construction Contract Between the City of Murrieta and Pramira, Inc.

RESOLUTION NO. 26-4921

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ACCEPTING ADDITIONAL CALIFORNIA OFFICE OF EMERGENCY SERVICES (CAL OES) HAZARD MITIGATION GRANT PROGRAM FUNDS AS PART OF THE FISCAL YEAR (FY) 2023 HAZARD MITIGATION GRANT PROGRAM IN THE AMOUNT OF $93,423.75; AND AMEND THE CAPITAL IMPROVEMENT PLAN (CIP) BUDGET FOR FY 2025/26 TO APPROPRIATE THE GRANT FUNDS OF $93,423.75 AND $31,141.25 FROM GENERAL FUND CAPITAL UNASSIGNED FUND BALANCE INTO CIP NO. 10044 FOR COMPLIANCE WITH GRANT LOCAL FUND MATCH REQUIREMENTS, AND AMEND THE FY 2025/26 OPERATING BUDGET TO INCREASE THE GRANT REVENUES AND GRANT EXPENDITURES BUDGETS

WHEREAS, on February 7, 2023, the City Council adopted Resolution 23-4638, accepting the Fiscal Year 2023 Hazard Mitigation Assistance Grant Award in the amount of $327,957.84 and Amending the Fiscal Year 2022/23 Operating Budget to Allocate and Appropriate the Grant Funds and the Local Match Funds, including CIP No. 10044; and

WHEREAS, on May 7, 2024, the City Council awarded a construction contract for Fire Station 1 and City Hall Emergency Generator Project, CIP No. 10044, to Pramira, Inc. in the amount of $524,422, with a 20% construction contingency; and

WHEREAS, on June 3, 2025, the City Council approved Resolution No. 25-4836, approving the Capital Improvement Plan Budget for Fiscal Year 2025/26, and the Fiscal Years' 2025/26 to 2029/30 Capital Improvement Plan, which included the Fire Station 1 Site Improvements Project, CIP No. 21019; and

WHEREAS, on December 29, 2025, City Staff received a Notification of Approval of Supplemental Funds for the Cal OES Fiscal Year 2023 Hazard Mitigation Assistance Grant Program (FEMA-4558-DR-CA, Project #PJ0257, FIPS #065-50076, Supplement #118) in the amount of $93,423.75 to be used for construction of the Fire Station 1 and City Hall Emergency Generator Replacement Project, CIP No. 10044; and

WHEREAS, the terms of the Grant supplemental funds require a local match requirement totaling $31,141.25; and

WHEREAS, City Staff requests the local match funds in the amount of $31,141.25 be appropriated into CIP No. 10044 from General Fund Capital (Fund 112) unassigned fund balance; and

WHEREAS, to accommodate these requests an amendment to the Operating and CIP Budgets for FY 2025/26 will be required; and

WHEREAS, the City Council desires to accept the supplemental Grant..

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA AS FOLLOWS:

1. That the City of Murrieta accepts the supplemental grant award of the Fiscal Year 2023 Hazard Mitigation Assistance Grant funds in the amount of $93,423.75 and that the terms of the grant supplemental award are hereby accepted.

2. That the Fiscal Year 2025/26 Operating and CIP budgets, as adopted by Resolution No. 25-4836, are amended by establishing an expenditure and revenue appropriation of $93,423.75 of grant funds and a local match of $31,141.25 from the General Fund Capital (Fund 112) unassigned fund balance into CIP No. 10044.

PASSED, APPROVED, AND ADOPTED this 7th day of April, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4921 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 7th day of April, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

GAVIN NEWSOM
GOVERNOR

NANCY WARD
DIRECTOR

Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

December 29, 2025

Justin Clifton
City Manager
Murrieta, City of
1 Town Square
Murrieta, CA 92562

Subject: **Notification of Approval of Supplemental Funds**
Hazard Mitigation Grant Program
FEMA-**4558**-DR-CA, Project #**PJ0257**, FIPS #**065-50076**,
Supplement #**118**

Dear Mr. Clifton:

The California Governor's Office of Emergency Services (Cal OES) has received a notification from the Federal Emergency Management Agency (FEMA) approving **$93,423.75** in additional funds for this grant subaward. A copy of FEMA's letter is enclosed for your records.

Payments will be made on a reimbursement basis using the Hazard Mitigation Reimbursement Request form. A ten percent (10%) retention will be withheld from all reimbursement payments and will be released as part of the grant subaward closeout process. Please note that your organization must maintain an active registration in the SAM.gov (System for Award Management) database for the duration of this grant subaward.

Please read the enclosed supplement. In accordance with Title 44 Code of Federal Regulations, Part 206.440, if you disagree with FEMA's obligated amount or scope of work listed in the supplement, you can appeal. All appeals must be in writing and received by Cal OES within 60 days from the receipt of this letter.

If you have any questions or need assistance, please contact the Recovery Financial Processing Unit at (916) 845-8110 or at HMGrantsPayments@caloes.ca.gov.

Recovery Financial Processing Unit

Enclosures

c: Subrecipient's Project File

Cal OES
GOVERNOR'S OFFICE
OF EMERGENCY SERVICES

December 29, 2025

Justin Clifton
City Manager
Murrieta, City of
1 Town Square
Murrieta, CA 92562

Subject: **Updated Grant Subaward Information Sheet Notification**
Hazard Mitigation Grant Program
FEMA-**4558**-DR-CA, Project #**PJ0257**, FIPS #**065-50076**

Dear Mr. Clifton:

In compliance with 2 CFR Ch. II §200.331, the California Governor's Office of Emergency Services (Cal OES) is sending you an updated Supplemental Grant Subaward Information sheet to reflect recent changes to information regarding your subaward. This document has the following revision(s):

- A new approved project funding amount. **$400,923.75** is now the approved funding amount for this project due to an additional obligation in the amount of **$93,423.75**.

Please review the enclosed document to verify its accuracy. For further assistance, please contact the Recovery Financial Processing Unit at (916) 845-8110 or at HMGrantsPayments@caloes.ca.gov.

Recovery Financial Processing Unit
Enclosures: Supplemental Grant Subaward Information Sheet
c: Subrecipient's Project File

U.S. Department of Homeland Security
FEMA Region 9
1111 Broadway, Suite 1200
Oakland, CA 94607

FEMA

November 24, 2025

RECEIVED
12/15/25
FPU

Robyn Fennig
Assistant Director Hazard Mitigation
Governor's Authorized Representative
California Governor's Office of Emergency Services
3650 Schriever Avenue
Mather, CA 95655

Reference: Amendment Approval, HMGP DR-4558-257-5F
City of Murrieta
Critical Facilities Generator Project
FIPS Code: 065-50076, Supplement 118

Dear Robyn Fennig:

This letter is in response to your September 30, 2024, request for additional funding for the HMGP DR-4558-257-5F, Critical Facilities Generator Project. You indicate a budget change was necessary because bids received for generator purchase and installation were higher than costs estimated at the time of subapplication submittal.

We approve the budget increase. The total Federal share increased from $307,500.00 to $400,923.75 and the total project cost is $534,565.00. As shown in the enclosed January 16, 2025, Obligation Report – Supplement 118, we obligated $93,423.75 for the 75 percent Federal share; the 25 percent non-Federal share is $124,565.00. These funds are available in SmartLink for immediate and eligible disbursements.

Please note the following changes to the conditions of approval and obligation of funds:

Approvals:	**Federal Share:**	**Non-Federal Share:**	**Total Project Cost:**
Supplement 31	$307,500.00	$102,500.00	$410,000.00
Additional Funding, Supplement 118	$93,423.75	$31,141.25	$124,565.00
TOTALS	**$400,923.75**	**$133,641.25**	**$534,565.00**

1. **Scope of Work (SOW)** – The SOW remains the same. The City of Murrieta is to install an emergency back-up generator at two critical facilities: Murrieta City Hall and Murrieta Fire

and Rescue Administration Building/Fire Station 1. Work at City Hall will include installing the new generator on a pre-existing concrete slab with an enclosure to upgrade/replace the current generator. Work at Fire Station 1 will require installation of a new concrete pad with enclosure to house the generator in addition to installation of the new generator and associated wiring.

2. **Project Completion Date** – The approved completion date is November 3, 2025. Please inform the sub-recipient that work completed after this date is not eligible for Federal funding, and that Federal funds may be de-obligated for work completed outside the completion date when there is no approved time extension.

3. **Project Closeout –** Within 90 days of the award period of performance's expiration, all project funds must be liquidated and final closeout documentation for the project must be submitted to FEMA. Please note the project must comply with Code of Federal Regulations Title 2, Part 200 reporting requirements at the time of closeout.

4. **Record of Environmental Consideration (REC)** – A revised REC was not required. This project is determined to be Categorically Excluded from the need to prepare either an Environmental Impact Statement or Environmental Assessment in accordance with FEMA Instruction 108-1-1 and FEMA Directive 108-1-1 as authorized by DHS Instruction Manual 023-01-001-01, Revision 1. Categorical Exclusion N18 (Federal Assistance for Construction or Installation of Structures, Facilities, or Equipment to Ensure Continuity of Operations) is applied. Particular attention should be given to the project conditions before and during project implementation. Failure to comply with these conditions may jeopardize federal assistance including funding. Please reference the enclosed REC for further information.

5. **Standard Conditions** – This project approval is subject to the enclosed *Standard Mitigation Grant Program (HMGP) Conditions,* amended August 2018. Please note that federal funds may be de-obligated for work that does not comply with these conditions.

If you have any questions please contact Laura Litunya, Grants Management Specialist, by email at laura.litunya@fema.dhs.gov or phone (510) 708-1894.

Sincerely,

KATHRYN J LIPIECKI

Digitally signed by KATHRYN J LIPIECKI
Date: 2025.11.24 09:32:00 -08'00'

Kathryn Lipiecki
Director, Mitigation Division
FEMA Region 9

Enclosures (3):
Obligation Report – Supplement 118
Record of Environmental Consideration (REC)

Standard Mitigation Grant (HMGP) Conditions

cc: Melissa Boudrye, Resilience Branch Chief, California Governor's Office of Emergency Services
Concepcion Chavez, Technical Assistance Division Chief, California Governor's Office of Emergency Services
Ron Miller, Hazard Mitigation Assistance Branch Chief, California Governor's Office of Emergency Services
Joe Purvis, HM Grants Division Chief, California Governor's Office of Emergency Services
Ryan Massello, HM Quality Assurance Division Chief, California Governor's Office of Emergency Services
Robert McCord, Chief, Hazard Mitigation Assistance Branch, FEMA Region 9

HAZARD MITIGATION GRANT PROGRAM

Obligation

Disaster No	FEMA Project No	Amendment No	State Application ID	Action No	Supplemental No	State	Recipient
4558	5 -F	1	257	2	118	CA	Statewide

Subrecipient: Murrieta

Project Title : 5% City of Murrieta - Critical Facilities Generator Project

Subrecipient FIPS Code: 065-50076

Total Amount Previously Allocated	Total Amount Previously Obligated	Total Amount Pending Obligation	Total Amount Available for New Obligation
$400,923.75	$400,923.75	$0.00	$0.00

Project Amount	Subrecipient Management Cost Amount	Total Obligation	IFMIS Date	IFMIS Status	FY
$93,423.75	$0.00	$93,423.75	01/16/2025	Accept	2025

Comments

Date: 01/16/2025 User Id: SSCOTT39

Comment: Approved funding for DR-4558-257-5F -5% City of Murrieta - Critical Facilities Generator Project - Federal Share: $93,423.75

Authorization

Preparer Name: STEVEN SCOTT Preparation Date: 01/16/2025

HMO Authorization Name: JOCELYN MADISON-KELLY HMO Authorization Date: 01/16/2025

FEDERAL EMERGENCY MANAGEMENT AGENCY

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4558-0005-CA (4558-257-05) (1)

Title: 5% City of Murrieta Critical Facilities Generator Project

NEPA DETERMINATION

Non Compliant Flag: No
EA Draft Date:
EA Final Date:
EA Public Notice Date:
EA Fonsi
Level: CATEX
EIS Notice of Intent
EIS ROD Date:

Comment The City of Murrieta proposes to install emergency back-up generators at two (2) critical facilities: Murrieta City Hall (33.559820, -117.210229) and Murrieta Fire and Rescue Administration Building/Fire Station 1 (33.555733, -117.211834). Work at City Hall would include installing the new generator on a pre-existing concrete slab with an enclosure to upgrade/replace the current generator. Work at Fire Station 1 would require installation of a new concrete pad with enclosure to house the generator in addition to installation of the new generator and associated wiring. Final design plans have not been developed yet but site location has been identified. All staging of equipment would be on hard, paved, or gravel surfaces, and all ground disturbance would take place in previously disturbed soils.

This project has been determined to be Categorically Excluded from the need to prepare either an Environmental Impact Statement or Environmental Assessment in accordance with FEMA Instruction 108-1-1 and FEMA Directive 108-1-1 as authorized by DHS Instruction Manual 023-01-001-01, Revision 1. Categorical Exclusion N18 (Federal Assistance for Construction or Installation of Structures, Facilities, or Equipment to Ensure Continuity of Operations) has been applied. Particular attention should be given to the project conditions before and during project implementation. Failure to comply with these conditions may jeopardize federal assistance including funding. - amillers - 05/11/2022 21:56:49 GMT

CATEX CATEGORIES

Catex Category Code	Description	Selected
*n18	(*n18) Federal Assistance for Construction or Installation of Structures, Facilities, or Equipment to Ensure Continuity of Operations. Federal assistance for the construction or installation of measures for the purpose of ensuring the continuity of operations during incidents such as emergencies, disasters, flooding, and power outages involving less than one acre of ground disturbance. Examples include the installation of generators, installation of storage tanks of up to 10,000 gallons, installation of pumps, construction of structures to house emergency equipment, and utility line installation. This CATEX covers associated ground disturbing activities, such as trenching, excavation, and vegetation removal of less than one acre, as well as modification of existing structures.	Yes

EXTRAORDINARY

Extraordinary Circumstance Code	Description	Selected ?
	No Extraordinary Circumstances were selected	

ENVIRONMENTAL LAW / EXECUTIVE ORDER

Environmental Law/ Executive Order	Status	Description	Comment
Clean Air Act (CAA)	Completed	Project is located in a non-attainment area	The project is located in Riverside County that is within a nonattainment area for PM-10 (1987), PM-2.5 (1997, 2006, 2012), and

FEDERAL EMERGENCY MANAGEMENT AGENCY

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4558-0005-CA (4558-257-05) (1)

Title: 5% City of Murrieta Critical Facilities Generator Project

Environmental Law/ Executive Order	Status	Description	Comment
			8-Hour Ozone (2008, 2015) according to the U.S. Environmental Protection Agency (USEPA): https://www3.epa.gov/airquality/greenbook/anayo_ca.html updated April 30, 2022. Based on the scope of work, the potential emissions from project activities are clearly below "de minimis" thresholds for the General Conformity Rule. Thus, the project is exempt from a conformity determination. See Condition. - amillers - 05/11/2022 22:00:47 GMT
	Completed	Coordination required with applicable state administering agency - Review concluded	
Coastal Barrier Resources Act (CBRA)	Completed	Project is not on or connected to CBRA Unit or otherwise protected area - Review concluded	
Clean Water Act (CWA)	Completed	Project would not affect any water of the U.S. - Review concluded	
Coastal Zone Management Act (CZMA)	Completed	Project is not located in a coastal zone area and does not affect a coastal zone area - Review concluded	
Executive Order 11988 - Floodplains	Completed	No effect on floodplain/flood levels and project outside floodplain - Review concluded	Per Flood Insurance Rate Map (FIRM) panel 06065C2715G, dated 08/28/2008, the project is located outside the Special Flood Hazard Area (100-year floodplain, base floodplain) and the Moderate Flood Hazard Areas (0.2-percent-annual-chance, 500-year floodplain), and the activity does not adversely affect floodplain values. - amillers - 05/11/2022 22:02:51 GMT
Executive Order 11990 - Wetlands	Completed	No effects on wetlands and project outside wetlands - Review concluded	Per the U.S. Fish and Wildlife Service Wetland Mapper viewed on 05/11/2022, the project is located outside of wetlands and not likely to result in any potential direct impacts that will adversely affect wetlands. - amillers - 05/11/2022 22:03:13 GMT
Executive Order 12898 - Environmental Justice for Low Income and Minority Populations	Completed	Low income or minority population in or near project area	The actions associated with this project will not result in any disproportionally high or adverse impact on low income or minority populations. - amillers - 05/11/2022 22:03:31 GMT
	Completed	No disproportionately high and adverse impact on low income or minority population - Review concluded	
Endangered Species Act (ESA)	Completed	Listed species and/or designated critical habitat present in areas affected directly or indirectly by the	The proposed project will not destroy or adversely modify suitable habitat and will not affect any other listed or proposed

FEDERAL EMERGENCY MANAGEMENT AGENCY

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4558-0005-CA (4558-257-05) (1)

Title: 5% City of Murrieta Critical Facilities Generator Project

Environmental Law/ Executive Order	Status	Description	Comment
		federal action	species under the jurisdiction of the US Fish and Wildlife Service or the National Marine Fisheries Service. It is therefore determined the proposed project would have "No Effect" on listed species and consultation with the Services under Section 7 of the Endangered Species Act is not required. See attached No Effect Determination. - amillers - 05/11/2022 21:58:53 GMT
	Completed	No effect to species or designated critical habitat (See comments for justification) - Review concluded	
Farmland Protection Policy Act (FPPA)	Completed	Project does not affect designated prime or unique farmland - Review concluded	
Fish and Wildlife Coordination Act (FWCA)	Completed	Project does not affect, control, or modify a waterway/body of water - Review concluded	
Migratory Bird Treaty Act (MBTA)	Completed	Project located within a flyway zone	The project is in the Pacific Flyway; however, based on the activities associated with this scope of work, there is no potential for take of migratory birds. - amillers - 05/11/2022 22:01:43 GMT
	Completed	Project does not have potential to take migratory birds - Review concluded	
Magnuson-Stevens Fishery Conservation and Management Act (MSA)	Completed	Project not located in or near Essential Fish Habitat - Review concluded	
National Historic Preservation Act (NHPA)	Completed	Applicable executed Programmatic Agreement. Activity meets Programmatic Allowance (enter date and # in comments) - Review concluded	The Undertaking was reviewed by Allison Miller Simonds, who meets the applicable Secretary of the Interior Professional Qualifications in accordance with Stipulation I.B.1.a. of the Programmatic Agreement among the Federal Emergency Management Agency (FEMA), State Historic Preservation Office (SHPO) and California Office of Emergency Services (Cal OES) signed October 30, 2019. The Undertaking complies with Second Tier Programmatic Allowance II.D.2.a (installation of generators and similar equipment within previously disturbed soils) (Appendix B) of the Agreement. Thus, the Undertaking does not require SHPO review or notification per Stipulation II.A.1 of the Agreement. - amillers - 05/11/2022 21:58:28 GMT

FEDERAL EMERGENCY MANAGEMENT AGENCY

RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

Project HMGP-4558-0005-CA (4558-257-05) (1)

Title: 5% City of Murrieta Critical Facilities Generator Project

Environmental Law/ Executive Order	Status	Description	Comment
Wild and Scenic Rivers Act (WSR)	Completed	Project is not along and does not affect Wild and Scenic River - Review concluded	

CONDITIONS

Special Conditions required on implementation of Projects:

The Subgrantee is responsible for complying with all applicable subparts of the Clean Air Act. Failure to comply with this condition may jeopardize federal assistance, including funding. Any change to the approved scope of work will require re-evaluation for compliance with the Clean Air Act.

Source of condition: Clean Air Act (CAA) Monitoring Required: No

Standard Conditions:

Any change to the approved scope of work will require re-evaluation for compliance with NEPA and other Laws and Executive Orders.

This review does not address all federal, state and local requirements. Acceptance of federal funding requires recipient to comply with all federal, state and local laws. Failure to obtain all appropriate federal, state and local environmental permits and clearances may jeopardize federal funding.

If ground disturbing activities occur during construction, applicant will monitor ground disturbance and if any potential archeological resources are discovered, will immediately cease construction in that area and notify the State and FEMA.

Standard Mitigation Grant Program (HMGP) Conditions

FEMA Region IX, August, 2018

The following list applies to Recipients and Subrecipients accepting HMGP funds from the Federal Emergency Management Agency (FEMA) of the Department of Homeland Security (DHS):

1. **Applicable Federal, State, and Local Laws and Regulations.** The Recipient/Subrecipient must comply with all applicable Federal, State, and Local laws and regulations, regardless of whether they are on this list or other project documents. DHS financial assistance Recipients and Subrecipients are required to follow the provisions of the State HMGP Administrative Plan, applicable Hazard Mitigation Assistance Uniform Guidance, and Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located in Title 2 of the Code of Federal Regulations (CFR) Part 200, adopted by DHS in 2 CFR 3002.

2. **Financial Management Systems.** The Recipient and Subrecipient must maintain financial management systems to account for and track funds, as referenced in 2 CFR 200.302.

3. **Match or Cost Share.** Non-federal match or cost share must comply with 2 CFR 200.306, the scope of work (SOW), and any agreements among the Subrecipient, the Recipient, and FEMA.

4. **Budget Changes.** Unanticipated adjustments are permitted within the approved total cost. However, if costs exceed the federal share, the Subrecipient must notify the Governor's Authorized Representative (GAR) of overruns before implementation. The GAR shall submit a written request for approval to FEMA Region IX. The subaward must continue to meet HMGP requirements, including cost effectiveness and cost share. Refer to 2 CFR 200.308 for additional information.

5. **Real Property and Land.** The acquisition, use, and disposition must comply with 2 CFR 200.311.

6. **Equipment.** The acquisition, use, and disposition must comply with 2 CFR 200.313.

7. **Supplies.** Upon project completion, FEMA must be compensated for unused supplies, exceeding $5,000 (fair market value), and not needed for other federal programs. Refer to 2 CFR 200.314.

8. **Procurement.** Procurement procedures must be in conformance with 2 CFR 200.318-320.

9. **Monitoring and Reporting Program Performance.** The Recipient and Subrecipient must submit quarterly progress reports, as referenced in the 2 CFR 200.328 and State HMGP Administrative Plan.

10. **Records Retention.** In accordance with 2 CFR 200.333, financial/ programmatic records related to expenditures must be maintained at least 3 years after the date of Recipient's final expenditure report.

11. **Enforcement and Termination.** If the Recipient or Subrecipient fails to comply with the award or subaward terms, whether stated in a Federal statute or regulation, the State HMGP Administrative Plan, subpplication, a notice of award, an assurance, or elsewhere, FEMA may take one or more of the actions outlined in 2 CFR 200.338, including termination or partial termination of the award or subaward outlined in 2 CFR 200.339.

12. **Allowable Costs.** Funds are to be used for allowable costs in compliance with 2 CFR 200.403, the approved SOW, and any agreements among the Subrecipient, Recipient, and FEMA.

13. **Non-Federal Audit.** The Recipient and Subrecipient are responsible for obtaining audits in accordance with the Single Audit Act of 1984, in compliance with 2 CFR 200.501.

14. **Debarred and Suspended Parties.** Recipients and Subrecipients are subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, and 2 CFR 180. These regulations restrict federal financial assistance awards, subawards, and contracts with parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in the federal assistance programs or activities.

15. **Equipment Rates.** Rates claimed for use of Subrecipient-owned equipment in excess of the FEMA-approved rates must be approved under State guidelines issued by the State Comptroller's Office or must be certified by the Recipient to include only those costs attributable to equipment usage less any fixed overhead and/or profit.

16. **Duplication of Funding between Public Assistance (PA) and HMGP.** Funding for PA Section 406 and HMGP Section 404 are permitted on the same facility/location, but the activities identified under each program must be distinct with separately accounted funds. At closeout, FEMA may adjust the funding to ensure the Subrecipient was reimbursed for eligible work from only one funding source.

17. **Historic Properties and Cultural Resources.** In compliance with 2 CFR 800, if a potential historic property or cultural resource is discovered during construction, the Subrecipient must cease work in the area and take all reasonable measures to avoid or minimize harm to the discovered property/resource. During construction, the Subrecipient will monitor ground disturbance activity, and if any potential archeological resources are discovered, will immediately cease work in that area, and notify the Recipient and FEMA. Construction in the area may resume with FEMA's written approval after FEMA's consultation, if applicable, with the State Historic Preservation Officer (SHPO).

18. **NEPA and Changes to the Scope of Work (SOW).** To comply with the National Environmental Policy Act (NEPA), and other Laws and Executive Orders, any change to the approved SOW shall be re-evaluated before implementation. Construction associated with a SOW change, prior to FEMA approval, may be ineligible for funding. Acceptance of federal funding requires environmental permits and clearances in compliance with all appropriate federal, state and local laws, and failure to comply may jeopardize funding.

    Within their authority, the Recipient and Subrecipient must use of all practicable means, consistent with other essential policies, to create and maintain productive harmony for people and nature, and fulfill the social, economic, and other needs of present and future generations of Americans.

California Governor's Office of Emergency Services
SUPPLEMENTAL GRANT SUBAWARD INFORMATION SHEET

The California Governor's Office of Emergency Services (Cal OES), makes a Grant Subaward of funds set forth to the following:

1. Subrecipient: Murrieta, City of **1a. SAM ID:** CP6AE8VFMVR6

2. Implementing Agency: City of Murrieta **2a. SAM ID:** CP6AE8VFMVR6

3. Implementing Agency Address: Town Square | Murrieta | CA | 92562-7922
Street | City | State | ZIP+4

4. Location of Project: Murrieta | Riverside County | 92562-7922
City | County | ZIP+4

5. Federal Award Identification Number: FEMA-4558-DR-CA **6. Performance Period:** 08/03/2022 **to** 08/28/2026

7. Indirect Cost Rate: ☑ **N/A** ☐ **10% de minimis** ☐ **Federally Approved ICR:** _____

8. Federal Awarding Agency Section

Federal Program Fund / CFDA #	Federal Awarding Agency	Total Approved Project Amount
Hazard Mitigation Grant Program / 97.039	U.S. Department of Homeland Security, Federal Emergency Management Agency	$555,022.84

9. Primary Authorized Agent:

Name: Justin Clifton Title: City Manager

Phone: 951-304-2489 Email: jclifton@murrietaca.gov

Payment Mailing Address: 1 Town Square | Murrieta | CA | 92562
Street | City | State | ZIP+4

10. Additional Correspondence Contacts (optional):

Name: Bryce Wilson Email: bwilson@murrietaca.gov

Name: Jakkie Arellano Email: jarellano@murrietaca.gov

CC: dperez@murrietaca.gov

California Governor's Office of Emergency Services
SUPPLEMENTAL GRANT SUBAWARD INFORMATION SHEET

Cal OES Contact Information Section:
Governor's Office of Emergency Services
Nancy Ward, Director
3650 Schriever Avenue
Mather, CA 95655
Phone: (916) 845-8510

Cal OES Use Only	
Cal OES #	065-50076-00
FIPS #	065-50076
Subaward #	DR4558-PJ0257
PCA	
Federal Award Dates	08/22/2020
	05/21/2028

11. Supplement Information

Supp No.	Federal Share	Non-Federal Share	SR Mgmt Cost	Total Supplement Cost	Fed / Non-Fed Cost Share
31	$307,500.00	$102,500.00	$0.00	$410,000.00	75%/25%
31	$0.00	$0.00	$20,457.84	$20,457.84	
118	$93,423.75	$31,141.25	$0.00	$124,565.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
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				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
				$0.00	
Totals:	$400,923.75	$133,641.25	$20,457.84		

Total Project Cost: (incl SRMC) $555,022.84

12. Project Description Section:
Critical Facilities Generator Project

13. Research and Development Section:

Is this Subaward a Research and Development Grant? Yes ☐ No ☑

FIRST AMENDMENT TO AGREEMENT BETWEEN THE CITY OF MURRIETA AND PRAMIRA, INCORPORATED FOR PUBLIC WORKS SERVICES RELATED TO CITY HALL AND FIRE STATION 1 PROJECT, CIP 10044

This Amendment to Agreement ("Amendment"), made this _____ day of March, 2026, by and between the CITY OF MURRIETA, a Municipal Corporation, duly organized and existing under and by virtue of the laws of the State of California ("CITY"), and PRAMIRA, INCORPORATED, a California corporation ("CONTRACTOR") with reference to the following facts which are acknowledged by each party as true and correct:

RECITALS

A. CITY is a general law city, formed and existing pursuant to the provisions of the California Government Code.

B. CITY and CONTRACTOR entered into an Agreement on May 7, 2024 for the replacement of emergency generator and transfer switch for City Hall and Fire Station 1.

C. The not to exceed contract amount under the Agreement is $629,425, which includes the original contract award of $524,522 and an authorized construction contingency of $104,903 (20% of the original contract).

D. CITY and CONTRACTOR wish to amend the Agreement as further set forth herein.

AMENDMENT

NOW, THEREFORE, it is agreed by and between the parties as follows:

1. CITY and CONTRACTOR agree to amend the Agreement by increasing the not to exceed contract amount by $262,261 to include an additional fifty percent (50%) in contingency. The revised total not to exceed contract amount shall be $891,686.

2. All other terms of the Agreement remain unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed the day and year first above written.

CITY OF MURRIETA

By:_____

Jon Levell, Mayor

Date: _____

ATTEST:

By:_____

Cristal McDonald, City Clerk

Date: _____

APPROVED AS TO FORM

ALESHIRE & WYNDER, LLP

By: _____

Tiffany Israel, City Attorney

CONTRACTOR:

By:_____

Name: Click or tap here to enter text.

Title: Click or tap here to enter text.

Date: _____

By:_____

Name: Click or tap here to enter text.

Title: Click or tap here to enter text.

Date: _____

Two corporate officer signatures required when Contractor is a corporation, with one signature required from each of the following groups: 1) Chairperson of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. (Cal. Corp. Code § 313.) Appropriate attestations shall be included as may be required by the bylaws, articles of incorporation or other rules or regulations applicable to Contractor's business City.

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 6.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David Chantarangsu, AICP, Development Services Director

PREPARED BY: Carl Stiehl, City Planner

SUBJECT:
Approve the Second Amendment to the Agreement with RICK to Undertake Revisions to the City's General Plan

ABSTRACT

The City of Murrieta is advancing its multi-phase General Plan Update in coordination with its consultant, RICK, with funding structured across two phases to accommodate prior budgetary constraints. With initial tasks underway and early public engagement completed, staff recommends full funding of the remaining scope and a one-year contract extension to ensure completion of required CEQA analysis and newly added tasks. The project is anticipated to reach the hearing phase and substantial completion later in the year.

RECOMMENDATION

Approve the Second Amendment to the Agreement with RICK to prepare revisions to the General Plan with an amended Scope of Services to include additional tasks and increase the Agreement amount by $184,669, for a total not-to-exceed amount to $988,073;

Amend the Fiscal Year 2025/26 Operating Budget to establish an appropriation of $169,112 using General Fund Unassigned Fund Balance as detailed in the fiscal impact statement; and

Find that the proposed action is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378 for the reasons specified in this report.

PRIOR ACTION/VOTE

On July 2, 2024, the City Council approved an Agreement with RICK in the amount of $412,961 to undertake revisions to the city's General Plan (Vote: 5-0).

On March 4, 2025, the City Council approved the first amendment to an Agreement with RICK in the amount of $390,443, to fund environmental tasks and revisions necessary to update the General Plan for a total contract amount of $803,404 (Vote: 5-0).

STRATEGIC ALIGNMENT

The City Council's goal of planning, programming and creating infrastructure development is associated with this Tier 1 project.

DISCUSSION

The City is in progress on a General Plan Update, working with a consultant team led by RICK. The City Council approved an agreement with RICK on July 2, 2024, to prepare the project, which include updates to multiple elements to align with new State laws, and the general incorporation of the Murrieta Hills Specific Plan Amendment throughout. The project was budgeted in two phases at the request of the city to the consultant team due to the city's budget situation in early 2024. The first phase includes tasks 1-3 of the Scope of Services, and the second phase includes tasks 4-6. Tasks 1 through 3 encompassed project management, preparation of the draft and final General Plan, and public outreach; Tasks 4 through 6 encompassed additional project management, the project CEQA document, and an update to the City's Climate Action Plan.

The project's total cost of $803,404 for Tasks 1-6 had to be distributed across various budgets rather than affecting the City's entire budget all at once. The first phase of the project's $412,961 budget was approved and funded by the City to cover Tasks 1-3, with the initial agreement with RICK. Staff began work on the project with the consultant team in August 2024. The first amendment to the Agreement in 2025 funded Tasks 4-6. Additional tasks are being added under the Second Amendment, specifically Tasks 7 and 8, and the second phase of the General Plan Cleanup will now include Tasks 4 through 8. Therefore, staff recommends fully funding the remaining $184,669 of the project, which covers the remainder of the tasks from the added Scope of Work. The additional tasks are associated with traffic modeling stemming from certain road changes being evaluated in the Circulation Element, updating the City's Traffic Impact Analysis Guidelines, and vehicle miles traveled (VMT) metrics to General Plan intersections. The cost of this work is $98,635 and is further described in Attachment No. 2. The requested additional work to develop the Keyhole Overlay Zone standards is $86,034 and is described in Attachment No. 3.

Progress has been made on the project, and the first public input phase occurred in April 2025. Funding the second phase of the project is essential now, as staff and the consultant team need to proceed with Tasks 4-8 in this phase to complete the necessary work related to CEQA and the Keyhole Overlay Zone. The current Agreement expires this year. To complete the newly added tasks and bring the project to hearing, additional time is necessary. Staff proposes an additional one-year contract extension, with a new expiration date of July 2, 2027. Therefore, the proposal is to fully fund the second phase of the project, covering the remaining tasks identified in the updated Scope of Work, and allow for additional time to complete the project.

Regarding the next steps of the project, staff expect workshops with both the Planning Commission and City Council in the coming months. The project is scheduled for completion late this fall, with hearings before the Planning Commission for a recommendation and before the City Council for approval anticipated later in the year. Most of the work is anticipated to be completed before the end of the year, well before the current planned end date of the Agreement in 2027.

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

The proposed Second Amendment increases the contract amount by $184,669, bringing the total not-to-exceed contract amount to $988,073. To fully fund this agreement, staff recommends an amendment to the FY 2025/26 Operating Budget to establish an additional appropriation of $169,112 using General Fund Unassigned Fund Balance. If approved, the additional appropriation will be established in the General Ledger Account 1104400-60480.

ATTACHMENTS

ATT 1 - Second Amendment to the Agreement with RICK

AMENDMENT TO THE AGREEMENT WITH THE CITY OF MURRIETA AND CONSULTANT

Amendment No.: Two
Original Agreement Title ("Agreement"): Agreement For Professional Services With The City Of Murrieta
Original Agreement Project Name: General Plan Cleanup
Original Agreement Effective Date: July 2, 2024
Current Agreement Termination Date (after any existing Amendments): July 2, 2027
Consultant Name: RICK
Brief Description of Scope of Services ("Services"): General Plan Cleanup
Prior Amendments, if any (no. and effective date): 1 - March 4, 2025

This Amendment to the Agreement, made effective on the date executed by the City by and between the City of Murrieta, a Municipal Corporation, duly organized and existing under and by virtue of the laws of the State of California ("City"), and the above referenced Consultant with reference to the following facts which are acknowledged by each party as true and correct:

RECITALS

Whereas, City is a general law city, formed and existing pursuant to the provisions of the California Government Code.

Whereas, City and Consultant entered into an Agreement on the Effective Date set forth above for the Services.

Whereas, City and Consultant wish to amend the Agreement as further set forth herein.

AMENDMENT

NOW, THEREFORE, it is agreed by and between the parties as follows:

1. The above recitals are true and correct.

2. The following terms of the Agreement are hereby amended to read as follows:

The Total Not-To-Exceed Contract Amount ("Contract Sum") is increased by $184,669 from the prior amount of $803,404 to a new Total Not-To-Exceed Contract Amount of $988,073.

The Scope of Services in Exhibit A is further amended to include the following General Plan Cleanup Agreement Tasks 7-8 as further set forth in Exhibits A-1 and A-2 attached hereto and incorporated herein:

Task 7.0 Traffic Model Re-Run with Warm Springs Parkway (Scope Augmentation)
Task 8.0 Keyhole Overlay

3. All other conditions of the Agreement shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to the Agreement to be executed on the dates set forth below.

Signature Page to Follow.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year first-above written.

CITY OF MURRIETA	**ATTEST**:
By:_____	By:_____
	Cristal McDonald, City Clerk
Date: _____	Date: _____

APPROVED AS TO FORM

ALESHIRE & WYNDER, LLP

By: _____

Tiffany Israel, City Attorney

CONSULTANT:	
By:_____	By:_____
Name:	Name:
Title:	Title:
Date: _____	Date: _____

Two corporate officer signatures required when Consultant is a corporation, with one signature required from each of the following groups: 1) Chairperson of the Board, President or any Vice President; and 2) Secretary, any Assistant Secretary, Chief Financial Officer or any Assistant Treasurer. (Cal. Corp. Code § 313.) Appropriate attestations shall be included as may be required by the bylaws, articles of incorporation or other rules or regulations applicable to Consultant's business City.

Fehr & Peers

Exhibit A-1

October 22, 2025

Sydney Rankmore
Rick Engineering
5620 Friars Road
San Diego, CA 92110

Subject: Scope Augmentation #1 – Murrieta General Plan 2035, Circulation Element Update

Dear Sydney:

Fehr & Peers was retained by Rick Engineering to update the City of Murrieta's Circulation Element as part of the overall General Plan 2035 update process. Phase 1 was authorized on October 15, 2024 for $95,741 and Phase 2 was authorized on August 27, 2025 for $56,120 – a total contract value of $151,861.

Fehr & Peers has been requested to perform services outside of the authorized scope of work consisting of additional data collection, additional land use coordination for model inputs, additional traffic modeling to evaluate updated land use and changes in the roadway network, updated segment/intersection level of service (LOS) and vehicle miles traveled (VMT) assessment, updates to the circulation map, and review and update to the City's TIA Guidelines (VMT portion). Detailed scope of work is below.

The fee to conduct the scope augmentation services is $33,985, which would bring the total contract value to $185,846. With optional Task 4 included the additional total additional fee would be $98,635 and would bring the total contract value to $250,496.

Task 1 – Investigate Roadway Network & Land Use Validation

Fehr & Peers will conduct a high-level investigation of the removal of Warm Springs Parkway (between Keller and Baxter), presenting a 2035 model delta map with and without the segment, as well as a band width volume plot map for Baxter Road between Warm Spring and Whitewood. These preliminary findings will highlight potential cascading impact on adjacent intersections and segments to provide to the City Staff for consideration in roadway network associated with the General Plan.

Fehr & Peers will work with the Prime to validate land use data for use in the traffic assessment. This will utilize prior household (HH) growth rates, and typical employment and retail employment per HH ratios that would result in appropriate outputs for the LOS and VMT assessments. This task includes up to four meetings between the Project Team to validate these data.

Fehr & Peers will work with Rick Engineering to investigate and validate the final land use file relative to the proper performance of the traffic model.

Task 2 – Traffic Model Coding & Re-Run

Fehr & Peers will utilize the final land use file and re-code the roadway network file with the following changes: downgrade Whitewood Road between Murrieta Hot Springs and Los Alamos from a 4-lane Major to a 4-lane Secondary. Two alternative roadway network files will be used in Task 3 – one with Warm Springs Parkway between Keller and Baxter, and one without Warm Springs Parkway between Keller and Baxter.

Fehr & Peers will re-code the final land use and two roadway network alternatives into the model to re-run the 1) Proposed General Plan Buildout (2035 PP) and 2) Proposed General Plan Buildout (2045 PP), and 3) Approved General Plan No Project (2045 NP) model scenarios for both the with and without Warm Springs Parkway segment.

Task 3 – Technical Analysis

Following the model re-runs, Fehr & Peers will re-calculate the segment LOS (one additional location added) and VMT metrics. Intersection LOS will be prepared for the study intersections provided by the City for up to 17 locations (within existing Phase 2 budget); this will include collection of 13 new segment counts at flagged low ADT volume locations in the prior submittal and new intersection counts at the 17 intersections. A brief technical analysis memo will be prepared for both alternatives, outlining the differences between the two scenarios (segment LOS, VMT analysis, and intersection LOS), which the City will review to determine the one alternative that will be used in the General Plan.

Fehr & Peers will prepare the final Circulation Element maps attentive to the selected alternative, as well as export final General Plan segment LOS, VMT analysis, and intersection LOS tables.

Task 4 (Optional) – Additional Intersection LOS Assessment

Should the City seek to fully assess the requested 43 locations this task would be authorized to include the 26 additional intersections in the technical analysis for both with and without Warm Springs Parkway; this would include the cost for additional counts at the additional locations, and assumes we will receive the City's base network Syncro file. The deliverable will be a Syncro file and LOS in table form.

Task 5 – TIA Guidelines Review & Update

Fehr & Peers will review the City's existing TIA Guidelines, specifically the VMT portion of the guidelines. An outline of recommendations will be prepared following the review of the guidelines, and a discussion with the City to determine the appropriate changes to implement. Fehr & Peers will then submit a draft update to the guidelines for review, followed by a final submittal.

Fehr & Peers concurrently is waiting to be authorized to support WRCOG agencies on updated guidelines primary focused on developing new small project screening criteria. Should the WRCOG project be authorized after this Task 6 authorization, we can update the contract accordingly.

Fehr & Peers can complete all tasks on a time & materials basis for an amount not to exceed $33,985 or $98,635 if the optional task is authorized.

Task	*Fee*
Task 1 – Investigate Roadway Network & Land Use Validation	$3,370
Task 2 – Traffic Model Coding & Re-Runs	$5,130
Task 3 – Technical Analysis	$10,875
Task 4 (optional) – Additional LOS Intersection Assessment	$64,650
Task 5 – TIA Guidelines Review & Update	$14,610
Total	**$33,985**
Total With Optional Task 4	*$98,635*

If you have any questions or comments, please contact Trevor Lien at t.lien@fehrandpeers.com. We look forward to continuing our work with you on this Project.

Sincerely,

FEHR & PEERS

Trevor Lien

Trevor Lien

Senior Engineer / Planner | Project Manager

Steve Brown

Senior Vice President

OC24-1091 Scope Augmentation #1 – Murrieta General Plan 2035, Circulation Element Update

RICK

619-291-0707
rickengineering.com

5620 Friars Road
San Diego, CA 92110

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

Exhibit A-2

November 13, 2025

Carl Stiehl
1 Town Square
Murrieta, CA 92562
cstiehl@murrietaca.gov

SUBJECT: PROPOSAL FOR OVERLAY ZONE

PROJECT UNDERSTANDING

The City of Murrieta is seeking to establish an Overlay Zone within the "keyhole area," which incorporates approximately 300 acres. This area is challenged by topography, the absence of key infrastructure (notably water and sewer), provision of services by Eastern Municipal Water District (EMWD), and high fire hazards, cultural resources, and sensitive habitat zones.

The Overlay Zone will aim to accomplish two primary objectives:

1. **Transfer of Development Rights (TDR):** Establish a framework that allows density to be transferred between properties within the keyhole area while preserving the area's overall residential development potential.
2. **Annexation and Infrastructure Coordination:** Support a long-term pathway for annexation into EMWD and Metropolitan Water District (MWD) service areas, including the identification of phasing, lift station requirements, and financing mechanisms.

The overall goal of the Overlay Zone is to allow greater development flexibility, including transfer of dwelling unit densities between parcels while preserving the area's overall residential development potential. The overlay will facilitate a range of residential types (e.g., single-family and multi-family) and identify eligible sender and receiver sites. This will be done in a way that maintains CEQA compliance without triggering the need for an Environmental Impact Report (EIR).

SCOPE OF WORK

1.0 Preparation of Draft Overlay Zone

1.1 Baseline Review and Constraints Analysis

The Consultant will review existing zoning classifications and in particular, development standards; land use designations; and the Jacobs infrastructure report provided by City staff to establish the physical and regulatory baseline. We will conduct detailed GIS analyses to identify and illustrate environmental and infrastructure constraints such as fire hazard severity zones, biological resources, cultural sites, steep slopes, and unserved parcels. This analysis will determine the most suitable parcels to serve as sender sites (constrained or low-infrastructure

areas) or receiver sites (developable or service-adjacent areas). In addition, we will review the draft Objective Design Standards to ensure integration and correlation with the overlay zone standards/criteria.

The Consultant will create a Constraints and Opportunities Map which will identify candidate sender and receiver sites.

1.2 Development of TDR Framework

The Consultant will develop a clear regulatory mechanism and program for transferring residential development rights within the keyhole area. The framework will:

- Establish a strong nexus and policy foundation in the General Plan that articulates the public purpose for the sending and receiving areas.
- Establish baseline density and total allowable build-out for the overlay area.
- Define sender and receiver eligibility criteria.
- Clearly define the “bundle of rights”: Set transfer ratios (e.g., 1:1 or context-based ratios, and any other transferable rights).
- Establish sender and receiver development standards.
- Establish a method for determining valuation.
- Describe how transfers are executed, recorded, and tracked, including any banking or brokering rights.
- Explore incentive options for receiver parcels, such as minor flexibility in height or lot coverage.
- Establish clear framework for project-level implementation

The items listed above will be consolidated into a TDR Framework Memorandum and will summarize the recommended approach.

1.3 Trail System and Park Requirements

The Consultant will develop objective requirements for an internal trail system within the keyhole area’s approximately 300 acres, as well as preliminary provisions for a potential future park area. These requirements will establish enforceable standards that guide the design and placement of trails, including preferred alignments adjacent to conserved open space areas, minimum dimensions, and conceptual cross-sections. The requirements will be developed to ensure consistency with City park and recreation policies and will provide sufficient specificity for staff to apply during future development review.

If directed by the City, the Consultant will also explore the feasibility of incorporating parkland into the overlay concept based on ongoing discussions about recreation needs in the area. Depending on the level of detailed required, additional funds may be requested for this task.

1.4 Integration of Infrastructure and Annexation Provisions

In coordination with EMWD and City staff, the Consultant will incorporate provisions linking future development to the availability of water and sewer infrastructure. The overlay will outline annexation prerequisites, phasing triggers, and cross-references to EMWD service standards and future (potential) Community Facilities District (CFD) financing. The findings from this work

will be summarized in an Infrastructure and Annexation Coordination Memo which will inform the environmental work described in Task 3.

1.5 Draft Overlay Standards and Mapping

Based on the above analyses, and following outreach activities described in Task 2, the Consultant will prepare the full draft Overlay Zone language (purpose, applicability, transfer procedures, and infrastructure coordination standards) along with supporting visual materials. Exhibits will include an updated zoning map, sender/receiver parcel map, and conceptual density transfer and infrastructure phasing diagrams.

As a part of this effort, the Consultant will ensure the Overlay Zone standards correlate with the City's forthcoming Residential Objective Design Standards currently being developed. This will include integrating references to applicable Objective Design Standards within the Overlay text and confirming that any project utilizing the Overlay Zone remains subject to all current and applicable City development regulations in effect at the time of application. The intent is to ensure that projects cannot rely on the Overlay Zone to avoid compliance with updated Objective Design Standards once adopted.

Task 1 Deliverables:

- Constraints and Opportunities Map
- Draft TDR Framework Memorandum
- Trail System and Park Requirement Recommendations
- Infrastructure Standards and Annexation Coordination Memo
- Administrative Draft DTOZ (text + exhibits)
- Screencheck Draft DTOZ
- Public Review Draft DTOZ
- Final Draft DTOZ

2.0 Community and Stakeholder Outreach

The Consultant will conduct two (2) stakeholder meetings with property owners and key developers that have interests and/or active projects in the keyhole area on the following topics:

1. **Meeting #1** will be focused on informing stakeholders of the City's intent to adopt the Overlay Zone, hear from stakeholders regarding key issues, site constraints, needs and priorities, and gather general feedback on the Overlay Zone proposal.
2. **Meeting #2** will be focused on presenting the Administrative Draft Overlay Zone to key stakeholders to gain feedback on the proposed approach.

The Consultant will be responsible for preparing a logistics plan, developing presentation materials, and facilitating the meeting. A detailed meeting summary will be prepared to document the input received and highlight key issues and opportunities. The City will be responsible for creating the list of stakeholders that would be invited to the meeting, providing noticing of the meeting and securing a meeting location. EMWD will be an important partner in supporting those meetings. In addition to stakeholder engagement, the Consultant will

coordinate a total of five (5) meetings with Eastern Municipal Water District (EMWD) to discuss infrastructure limitations, annexation requirements, infrastructure financing, and the potential need for a regional lift station, among other potential topics.

Task 2 Deliverables:

- Stakeholder meeting logistics plan (x2)
- Stakeholder meeting materials, including:
    - Presentation
    - Handouts or exhibits
- Meeting input summary memo (x2)
- EMWD meeting notes and minutes

3.0 Environmental Compliance

To support the adoption of the Overlay Zone, the Consultant will complete the required environmental review under the California Environmental Quality Act (CEQA). Because the project involves a zoning action, we anticipate that it may result in potentially significant impacts that can be mitigated and therefore assume that a Mitigated Negative Declaration (MND) will be required under CEQA. This will involve preparing an Initial Study and Draft Negative Declaration to evaluate potential environmental impacts of the proposed overlay. The Consultant will coordinate closely with City staff to ensure the environmental documentation aligns with the project's scope and avoids triggering a full Environmental Impact Report (EIR). Because the Overlay Zone "project" will be established at a programmatic level and no actual land transfers, infrastructure projects, or annexations will occur as a result of the proposed project, we anticipate that a Negative Declaration/Mitigated Negative Declaration will be sufficient. That will be confirmed however, through the Initial Study analysis. The Administrative Draft Initial Study and Negative Declaration will be submitted for review, followed by a Screencheck Draft that incorporates City feedback. After revisions are made, a Final Draft Initial Study and Negative Declaration will be prepared for public circulation and adoption. This scope assumes no additional technical studies are required to support CEQA compliance.

In the event through the initial analysis, no impacts are identified, the analysis for the Overlay Zone will be included in the Addendum otherwise being prepared for the General Plan Cleanup Update. In the event through the initial analysis, that significant impacts are anticipated that trigger a full EIR, an augment to this scope and fee that addresses the work effort associated with an EIR will be required.

Task 3 Deliverables:

- Administrative Draft Initial Study / Negative Declaration (IS/ND)
- Screencheck Draft IS/ND
- Final Draft IS/ND

4.0 Project Management and Adoption Hearing Support

The Consultant will provide project management support throughout the duration of the Overlay Zone project, including regular coordination with City staff to track progress, managing the budget and schedule, coordinating check-in meetings, and maintaining alignment with project goals and timelines. The Consultant will also assist with the adoption process by preparing materials for and attending up to one Planning Commission and one City Council hearing. This includes supporting staff in developing presentations and responding to questions from decision-makers during public hearings.

Task 4 Deliverables:

- Presentation materials for Planning Commission and City Council hearings

Table 1 - Cost Estimate

Task Number	Task	Estimated Cost
1.0	Preparation of Draft Overlay Zone	$33,280
2.0	Community Outreach	$12,740
3.0	Environmental Compliance	$20,720
4.0	Project Management and Adoption Hearing Support	$11,200
	Reimbursable Expenses (Outreach Materials/Production)	$500
	TOTAL	**$86,034**

Please note, a 10% contingency has been added to the total cost. Additional details about the estimated cost are provided in the attached excel sheet. Fees will be billed monthly as the work progresses, and the net amount shall be due within thirty (30) days from the date of receipt of the invoice in the City's office.

Thank you for the opportunity to submit a proposal. If you have any questions regarding this proposal, please contact us at (619) 389-8875 or via email at srankmore@rickengineering.com and bpeterson@rickengineering.com.

Thank you,

Sydney Rankmore
Project Manager

Brooke Peterson
Principal-In-Charge

Project Schedule

City of Murrieta Keyhole Overlay Zone

		2025 DECEMBER				2026 JANUARY				FEBRUARY				MARCH				APRIL				MAY				JUNE				JULY				AUGUST				SEPTEMBER				OCTOBER				NOVEMBER				DECEMBER			
Week:		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
1.0	**Preparation of Draft Overlay Zone**																																																		
1.1	Baseline Review and Constraints Analysis																																																		
1.2	Development of TDR Framework																																																	
1.3	Trail System and Park Requirements																																																	
1.4	Integration of Infrastructure and Annexation Provisions																																																	
1.5	Drafting Overlay Standards and Mapping																																																	
2.0	**Community and Stakeholder Outreach**																																																	
2.1	Stakeholder Meeting #1														X																																			
2.2	Stakeholder Meeting #2																												X																					
3.0	**Environmental Compliance**																																																	
3.1	Administrative Draft Initial Study/MND																																																	
3.2	Screencheck Draft Initial Study/MND																																																	
3.3	Final Draft Initial Study/MND																																																	
4.0	**Project Management and Adoption Hearing Support**																																																	
4.1	Project Management																																																	
4.2	Adoption Hearings																																																	

Notes:
X = Meetings
= City Staff Review

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 7.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David Chantarangsu, AICP, Development Services Director

PREPARED BY: Chris Tracy, Senior Planner, Advanced Planning

SUBJECT:

Adoption of an Ordinance Amending Ordinance No. 613-25 to Update the City's Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program (MCA-2026-00012) for Development Projects within the City and Adoption of a Resolution Amending the Applicable Transportation Uniform Mitigation Fee (TUMF) Schedule, Including a Determination that the Activity is Exempt from the California Environmental Quality Act

RECOMMENDATION

Conduct a Public Hearing and introduce and conduct the first reading of Ordinance No. 630-26 entitled: *An Ordinance of the City Council of the City of Murrieta, California, Amending Ordinance No. 613-25 to Update Participation in the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program*;

Adopt Resolution No. 26-4922 entitled: *A Resolution of the City Council of the City of Murrieta, California Amending the Applicable Transportation Uniform Mitigation Fee (TUMF) applicable to all Developments in the City of Murrieta*; and

Determine that the activity is exempt from the California Environmental Quality Act pursuant to Section 15061 (b)(3) of the California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines).

PRIOR ACTION/VOTE

In September 2024, the WRCOG Executive Committee adopted an updated TUMF Nexus Study (Attachment 1). This study re-evaluated the regional transportation network and construction costs, resulting in a revised fee schedule for new development. Local jurisdictions, including the City of Murrieta, then amended their ordinances to adopt these updated fees.

CITY COUNCIL GOAL

Plan, program and create infrastructure development.

DISCUSSION

The City of Murrieta is a Member Jurisdiction of the Western Riverside Council of Governments (WRCOG), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in western Riverside County. Acting in concert, in 2002 - 2003, the WRCOG Member Jurisdictions developed a plan whereby the shortfall in funds needed to expand the capacity of the Regional System of Highways and Arterials due to new development in western Riverside County could be made up in part by a Transportation Uniform Mitigation Fee (TUMF) on future residential, commercial, and industrial development. As a Member Jurisdiction of WRCOG and as a TUMF Participating Jurisdiction, the city participated in the preparation of a "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 City adopted and implemented an ordinance authorizing the City's participation in a TUMF Program.

Regular re-evaluations of the regional transportation network and updated construction cost analyses have resulted in periodic revisions to the TUMF schedule in recent years. These updates reflect increased inflationary pressures on labor and materials for infrastructure projects. Over time, the TUMF program, administered regionally by WRCOG, has funded a growing portfolio of transportation improvements throughout Riverside County (Attachment 2) that supports traffic mitigation objectives and enhances regional connectivity.

In September 2024, the WRCOG Executive Committee adopted an updated TUMF Nexus Study. This study reevaluated the regional transportation network and construction costs, resulting in a revised fee schedule for new development. Local jurisdictions, including the City of Murrieta via Ordinance No. 613-25, then amended their ordinances to adopt these updated fees.

As approved by the WRCOG Executive Committee towards the end of 2025, a Construction Cost Index (CCI) adjustment to the TUMF fee schedule was determined to be needed and scheduled to take effect on July 1, 2026. To implement this adjustment, each participating jurisdiction must update its local TUMF ordinance (Attachment 3) and complete the adoption process 60 days before the effective date. To stay consistent with the WRCOG's intended effective date for TUMF fees, the City Council must conduct a public hearing and first reading at its April 7, 2026, meeting, followed by the second reading and adoption of the ordinance enacting the proposed fees on April 21, 2026. This schedule provides a 70-day time period before the TUMF fees become effective.

Locally, TUMF funds have contributed to intersection and corridor improvements along Clinton Keith Road, California Oaks Road, Murrieta Hot Springs Road, and Los Alamos Road within Murrieta. Currently, WRCOG maintains a TUMF reimbursement agreement with the City of Murrieta for the future Keller Road / Interstate 215 Interchange Project. TUMF funding is currently supporting the planning and engineering phases of the project, which will widen the underpass, add auxiliary lanes, and construct new ramps to improve traffic flow and enhance public safety.

One-Time CCI Adjustment

The CCI adjustment will ensure that TUMF revenues maintain purchasing power relative to regional transportation construction costs. The automatic annual adjustment mechanism provides long-term fiscal stability and reduces the need for significant periodic fee increases.

The following table summarizes the proposed CCI increases. In general, it ranges from a 2.45% increase per square foot for Class A / B Offices to a 2.66% per square foot for Service Commercial:

Land Use Type	Unit	2025-2026 TUMF Fee (Current)	2026-2027 TUMF Fee (Proposed) Effective July 1, 2026	Difference	Percent Increase
Single-Family Residential (<1800 SF)	D.U.	$12,380	$12,705	+$325	+2.63%
Single-Family Residential (1801-2300 SF)	D.U.	$13,927	$14,292	+$365	+2.62%
Single-Family Residential (2301-2700 SF)	D.U.	$15,476	$15,881	+$405	+2.62%
Single-Family Residential (2700+ SF)	D.U.	$19,344	$19,851	+$507	+2.62%
Multi-Family Residential	D.U.	$7,816	$8,021	+$205	+2.62%
Retail	Sq. Ft.	$7.72	$7.92	+$0.20	+2.59%
Service	Sq. Ft.	$4.89	$5.02	+$0.13	+2.66%
Industrial	Sq. Ft.	$2.33	$2.39	+$0.06	+2.58%
Class A / B Office	Sq. Ft.	$2.45	$2.51	+$0.06	+2.45%

Automatic Annual CCI Adjustment

In addition to the one-time adjustment, the WRCOG Executive Committee approved new ordinance language authorizing automatic annual CCI adjustments moving forward.

Beginning July 1, 2026, and annually thereafter, the TUMF shall be automatically adjusted to reflect changes in construction costs. The automatic adjustment mechanism will help preserve the purchasing power of TUMF revenues over time, reducing the need for large periodic fee studies or significant one-time increases. The annual adjustment cap provides cost certainty while ensuring revenue stability for regional transportation infrastructure.

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.

The calculation shall utilize the September values of each index from the prior calendar year.

Adjustment Cap

The percentage adjustment applied to the TUMF shall equal the annual percentage change in the blended index. However, in no event shall the annual adjustment exceed five percent (5%), whether positive or negative. According to WRCOG, implementation of this cap ensures fee stability and predictability for

development projects while maintaining alignment with market conditions.

Implementation Timing

The calculated adjustment shall be implemented on July 1 of the year following the index calculation.

Index Substitution Provision

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.

Definition Updates

The proposed ordinance also includes minor amendments to clarify the definitions of ***Single-Family Residential Unit*** and ***Multi-Family Residential Unit***, specifying that classification is based on physical attachment rather than lot configuration or ownership structure, and confirming that accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), as defined by State law, are exempt from TUMF and excluded from residential land use classification calculations. The following are the updated definitions:

Single-Family Residential Unit *means 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.

Multi-Family Residential Unit *means a residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor, 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.

The proposed Ordinance provides the legal basis for adoption of a revised TUMF fee schedule. The actual TUMF fee schedule will be established by adopting Resolution No. 26-4922 (Attachment 4). As required by State law, the proposed updated fees were properly noticed for a public hearing.

ENVIRONMENTAL

The adoption of the proposed ordinance and resolution are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines) because the activity makes administrative changes to an existing traffic mitigation fee program, including the adoption of updated fees. No specific traffic improvement project is being proposed or approved. The activity is covered by the common-sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The proposed changes are administrative only and will not have a significant effect on the environment; therefore, the activity is not subject to CEQA.

FISCAL IMPACT

There is no fiscal impact associated with this item, as the collection and distribution of TUMF funding continues to be administered by WRCOG.

If approved, the ordinance and resolution will establish the Fee Schedule for TUMF for the City of Murrieta as referenced in the attachments below.

ATTACHMENTS

ATT 1 - TUMF 2024 Nexus Study Update
ATT 2 - TUMF Regional Map
ATT 3 - Ordinance No. 630-26
ATT 4 - Resolution No. 26-4922

TRANSPORTATION UNIFORM MITIGATION FEE NEXUS STUDY 2024 UPDATE

FINAL REPORT

Prepared for the Western Riverside Council of Governments

In Cooperation with

The City of Banning
The City of Beaumont
The City of Calimesa
The City of Canyon Lake
The City of Corona
The City of Eastvale
The City of Hemet
The City of Jurupa Valley
The City of Lake Elsinore
The City of Menifee
The City of Moreno Valley
The City of Murrieta
The City of Norco
The City of Perris
The City of Riverside
The City of San Jacinto
The City of Temecula
The City of Wildomar
The County of Riverside
Eastern Municipal Water District
March Joint Powers Authority
Riverside County Superintendent of Schools
Riverside Transit Agency
Western Water

Prepared by GHD

As adopted by the WRCOG Executive Committee, September 9, 2024

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ES.0 EXECUTIVE SUMMARY

ES.1 Introduction and Purpose of the Nexus Study

Western Riverside County includes 18 incorporated cities and the unincorporated county covering an area of approximately 2,100 square miles. Through the mid 2000's, this portion of Riverside County was growing at a pace exceeding the capacity of existing financial resources to meet increasing demand for transportation infrastructure. Although the economic recession of the late 2000's, and the associated crises in the mortgage and housing industries, slowed this rate of growth, the regional economy has recovered and the projected rate of development in Western Riverside County remains high. Similarly, the impact of the COVID-19 pandemic on travel demand in the region has also passed, with travel demands, especially for the highway network, surpassing pre-pandemic levels. Continued high growth in households and jobs in Western Riverside County could significantly increase congestion and degrade mobility if substantial investments are not made in transportation infrastructure. This challenge is especially critical for arterial roadways of regional significance, since traditional sources of transportation funding (such as the gasoline tax and local general funds) will not be nearly sufficient to fund the needed improvements.

In February 1999, the cities of Temecula, Murrieta and Lake Elsinore, the Western Riverside Council of Governments (WRCOG), the Riverside County Transportation Commission (RCTC) and the Building Industry Association (BIA) met to discuss the concept of a Transportation Uniform Mitigation Fee (TUMF) for southwest Riverside County. In August 2000, the concept was expanded to include the entire WRCOG sub-region.

Continued high growth in households and jobs in Western Riverside County could significantly increase congestion and degrade mobility if substantial investments are not made in transportation infrastructure. This challenge is especially critical for arterial roadways of regional significance, since traditional sources of transportation funding (such as the gasoline tax and local general funds) will not be nearly sufficient to fund the needed improvements. While the TUMF cannot fund all necessary transportation system improvements, it is intended to address a current transportation funding shortfall by establishing a new revenue source that ensures future new development will contribute toward addressing its indirect cumulative traffic impacts on regional transportation infrastructure. Funding accumulated through the TUMF Program will be used to construct transportation improvements such as new arterial highway lanes, reconfigured freeway interchanges, railroad grade separations and new regional express bus services that will be needed to accommodate future travel demand in Western Riverside County. By levying a fee on new developments in the region, local agencies will be establishing a mechanism by which developers and in turn new county residents and employees will effectively contribute their "fair share" toward sustaining the regional transportation system.

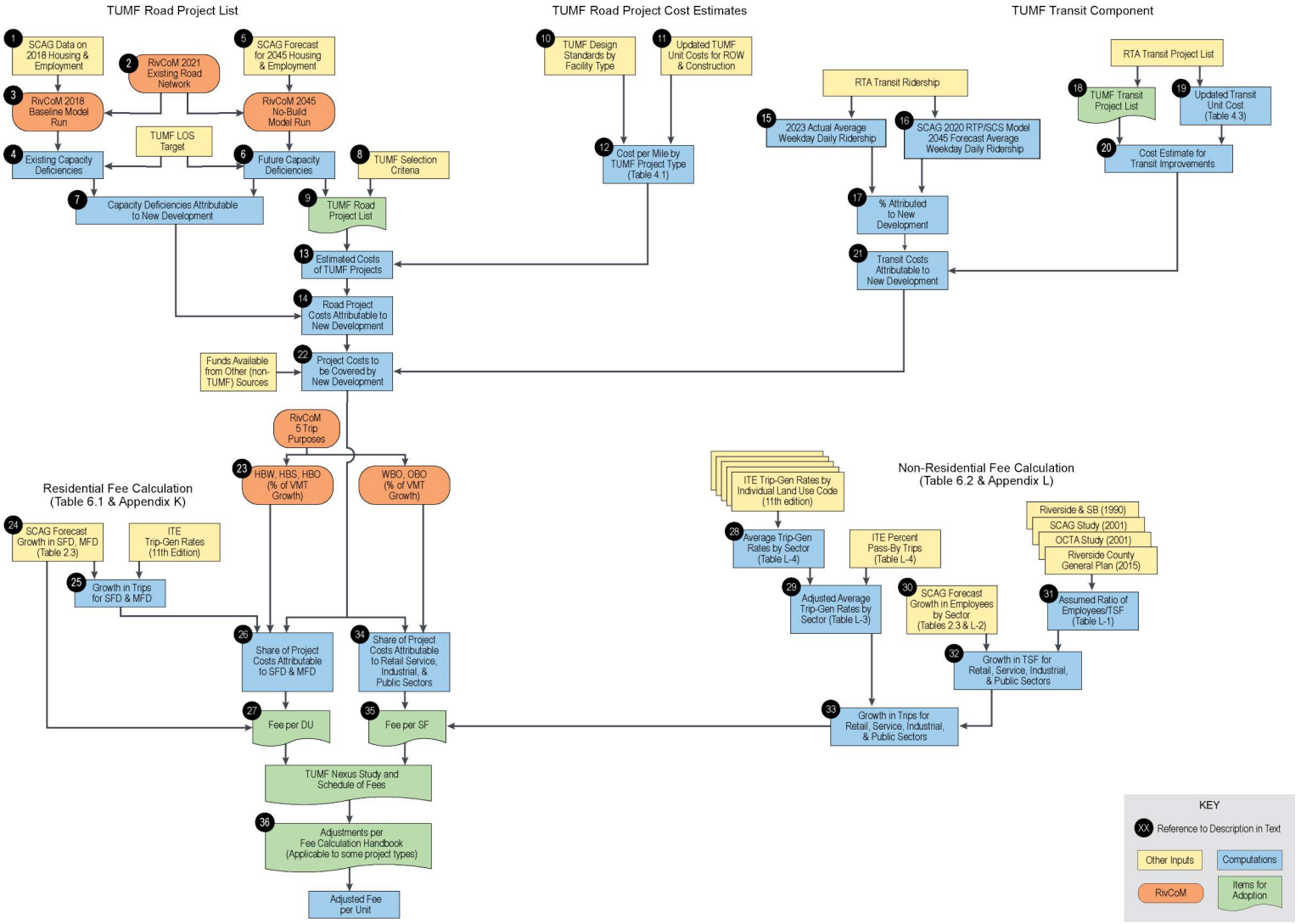
This TUMF Draft Nexus Study is intended to satisfy the requirements of California Government Code Chapter 5 Section 66000-66008 Fees for Development Projects (also known as California Assembly Bill 1600 (AB 1600) or the Mitigation Fee Act) which governs imposing development impact fees in California. The initial WRCOG TUMF Nexus Study was completed in October 2002 and adopted by the WRCOG Executive Committee in November 2002. The results of the first review of the Program were documented in the TUMF Nexus Study 2005 Update adopted by the WRCOG Executive Committee on February 6, 2006. A second comprehensive review of the TUMF Program was adopted by the WRCOG Executive Committee on October 5, 2009. A third comprehensive review of the TUMF Program was conducted following the adoption of the Southern California Association of Governments (SCAG) 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS) on April 7, 2016. The WRCOG TUMF Nexus Study 2016 Update Report was adopted by the WRCOG Executive Committee on July 10, 2017.

On September 3, 2020, SCAG adopted Connect SoCal; The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments (2020 RTP/SCS). The adoption of the 2020 RTP/SCS confirmed new growth forecasts for the region that provide a foundational element for updating the TUMF program and the associated nexus determination prompting WRCOG to initiate the current program update. These forecasts are also integrated into the Riverside County Transportation Analysis Model (RivCoM) used to forecast the cumulative regional traffic impacts of new development on the arterial highway network in Western Riverside County.

The overall process for establishing the TUMF nexus is illustrated in Figure ES.1. Each technical step is denoted with a number on the flow chart with the numbers correlating to the detailed description of each step provided in Section 1.3 of the Nexus Study Report. The flow chart also incorporates color coding of the steps to indicate those steps that involved the application of RivCoM, steps that utilized other input data, steps that are computations of various inputs, and steps that required specific actions of the various WRCOG committees to confirm major variables. Where appropriate, the flow chart also includes specific cross references to the sections or tables included in the Nexus Study document that correlate to the particular step.

This version of the WRCOG TUMF Nexus Study Report documents the results of the fourth comprehensive review of the TUMF Program. This version of the document also incorporates revisions in response to comments received during the formal review of the earlier Draft TUMF Nexus Study 2024 Update. The findings of this report were ultimately adopted by the WRCOG Executive Committee on September 9, 2024.

Figure ES.1 - Flowchart of Key Steps in the TUMF Nexus Study Process



ES.2 Future Growth

In preparation for the 2020 RTP/SCS, SCAG undertook robust stakeholder engagement, including participation by WRCOG, Riverside County and the various cities in Western Riverside County, to develop regional demographic forecasts. Using input from regional stakeholders regarding anticipated patterns and rates of development, SCAG compiled and disseminated the forecasts that were ultimately adopted in 2020. The SCAG forecasts adopted for the 2020 RTP/SCS were subsequently used as the basis for RivCoM and are used as the basis for this TUMF Nexus Study Update.

A major distinction between data used for the TUMF Nexus Study 2016 Update and the SCAG 2020 RTP/SCS data used for this 2024 Update is the change in the base year from 2012 to 2018, as well as the change in the horizon year from 2040 to 2045. This shift in the base year and horizon year demographic assumptions of the program carries through all aspects of the nexus analysis, including the travel demand forecasting, network review and fee calculation.

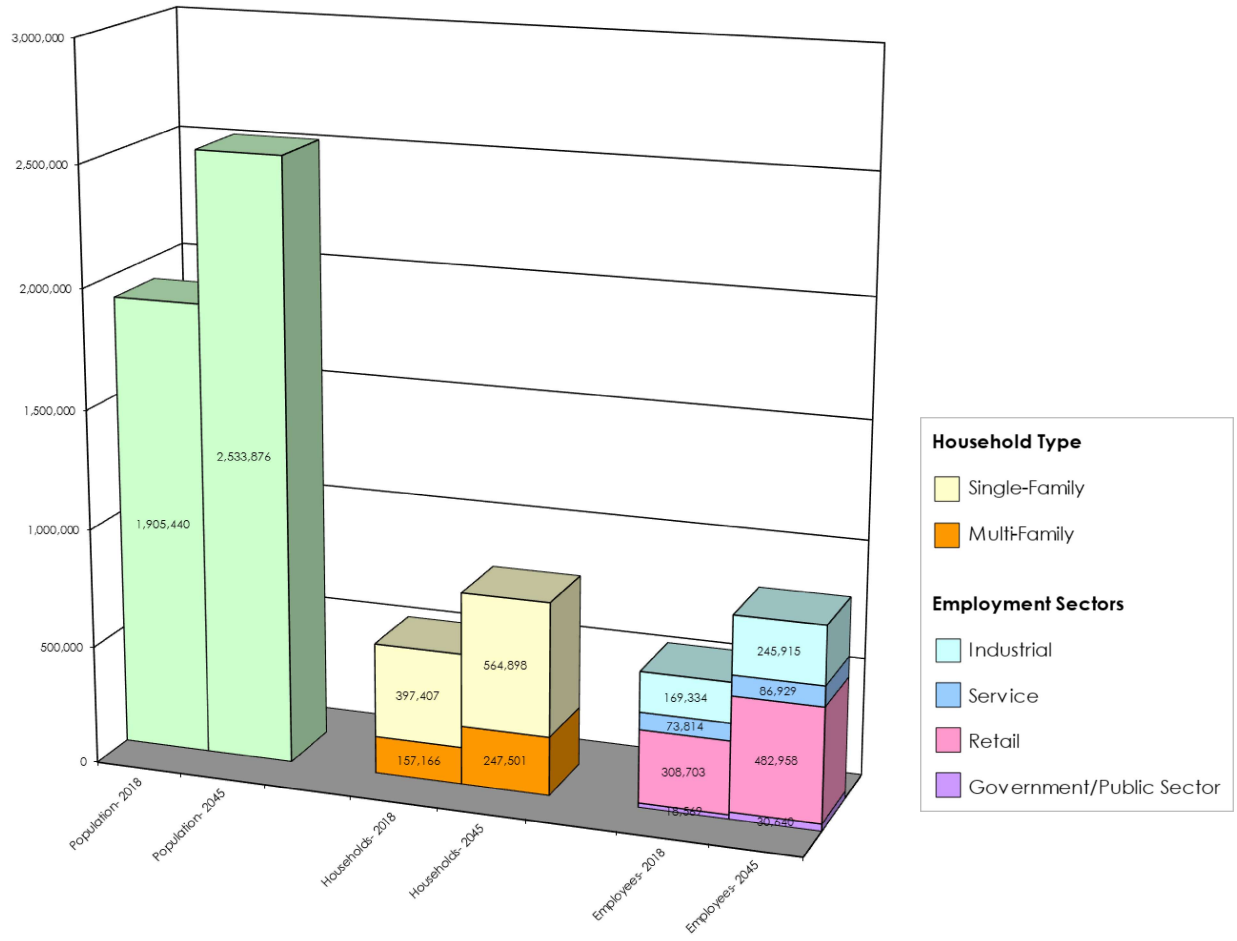
The population of Western Riverside County is projected to increase by 33% in the period between 2018 and 2045. During the same period, employment in Western Riverside County is anticipated to grow by 48%. **Figure ES.2** illustrates the forecast growth in population, household and employment for Western Riverside County.

ES.3 Need for the TUMF

The WRCOG TUMF study area was extracted from the greater RivCoM model network for the purpose of calculating measures for Western Riverside County only. Peak period performance measures for the TUMF study area included total vehicle miles of travel (VMT), total vehicle hours of travel (VHT), total combined vehicle hours of delay (VHD), and total VMT experiencing unacceptable level of service (LOS E).

As a result of the new development and associated growth in population and employment in Western Riverside County, additional pressure will be placed on the transportation infrastructure, particularly the arterial roadways, with the peak period VMT on the TUMF Network estimated to increase by 38% between 2018 and 2045. By 2045, 37% of the total VMT on the TUMF Network is forecast to be traveling on facilities experiencing peak period LOS E or worse. Without improvements to the arterial highway system, the total vehicle hours of delay (VHD) experienced by area motorists on the TUMF Network will increase over 5.0% per year. The need to improve these roadways and relieve future congestion is therefore directly linked to the future development which generates the travel demand.

Figure ES.2 - Population, Households and Employment in Western Riverside County (2018 to 2045)



As population and employment in Western Riverside County grows because of new development, demand for regional transit services in the region is also expected to grow. Weekday system ridership for RTA bus transit services is approximately 16,575 riders per day in Western Riverside County in 2023. By 2045, bus transit services are forecast to serve approximately 57,282 riders per weekday. This represents an average increase of 1,850 weekday riders each year. Based on this rate of ridership growth, weekday ridership is estimated to increase by 40,707 riders per weekday between 2018 and 2045.

The idea behind a uniform mitigation fee is to have new development throughout the region contribute equally to paying the cost of improving the transportation facilities that serve these longer-distance trips between communities. Thus, the fee should be used to improve transportation facilities that serve trips between communities within the region (primarily arterial roadways) as well as the infrastructure for public transportation. The fee should be assessed proportionately on new residential and non-residential development based on the relative impact of each use on the transportation system.

ES.4 The TUMF Network

The Regional System of Highways and Arterials (also referred to as the TUMF Network) is the system of roadways that serve inter-community trips within Western Riverside County and therefore are eligible for improvement funding with TUMF funds. Transportation facilities in Western Riverside County that generally satisfied these guidelines were initially identified, and a skeletal regional transportation framework evolved from facilities where several guidelines were observed. Representatives of all WRCOG constituent jurisdictions reviewed this framework in the context of current local transportation plans to define the TUMF Network, which was subsequently endorsed by the WRCOG Public Works Committee, WRCOG Technical Advisory Committee, TUMF Policy Committee and the WRCOG Executive Committee.

The TUMF Network was reviewed as part of the 2024 Nexus Update to ensure facilities generally still met the previously described performance guidelines, and/or that the scope and magnitude of specific improvements to the TUMF Network were roughly proportional to the impacts needing to be mitigated. This review process resulted in the removal of various facilities from the TUMF Network, as well as various changes in the scope and magnitude of specific improvements to the TUMF Network.

Figure ES.3 illustrates the TUMF improvements to the Regional System of Highways and Arterials.

The total cost of improving the TUMF system is $5.28 billion. Accounting for obligated funds and unfunded existing needs, the estimated maximum eligible value of the TUMF Program is $4.24 billion. The maximum eligible value of the TUMF Program includes approximately $3.87 billion in eligible arterial highway and street related improvements and $154.8 million in eligible transit related improvements. An additional $53.9 million is also eligible as part of the TUMF Program to mitigate the impact of eligible TUMF related arterial highway and street projects on critical native species and wildlife habitat, while $161.2 million is provided to cover the costs incurred by WRCOG to administer the TUMF Program.

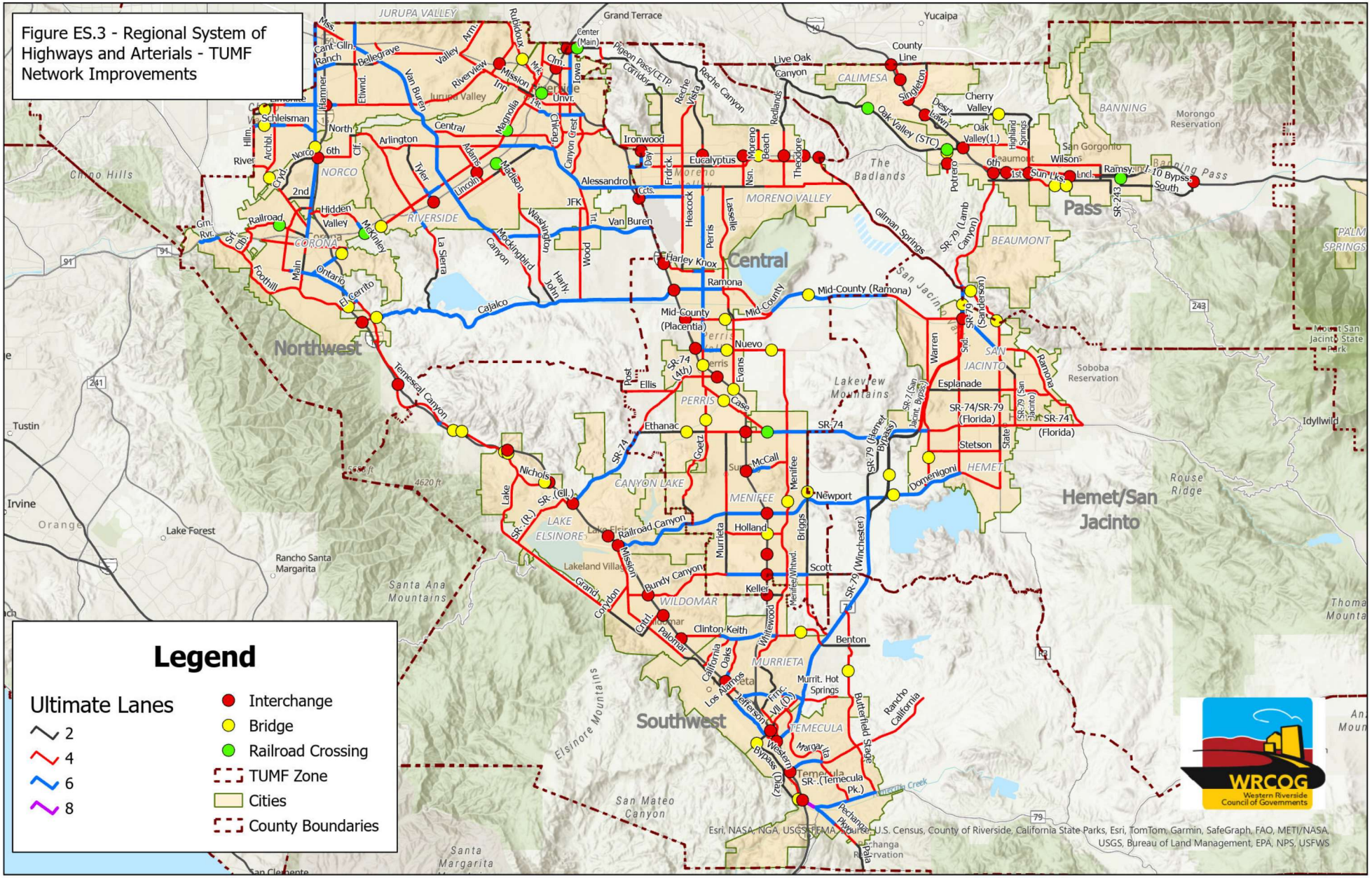


Figure ES.3 - Regional System of Highways and Arterials - TUMF Network Improvements
Legend
Ultimate Lanes
2
4
6
8
Interchange
Bridge
Railroad Crossing
TUMF Zone
Cities
County Boundaries
Northwest
Central
Southwest
Hemet/San Jacinto
Pass
Esri, NASA, NGA, USGS, FEMA, Airbus, U.S. Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

ES.5 TUMF Nexus Analysis

There is a reasonable relationship between the future growth and the need for improvements to the TUMF system. These factors include:

- Western Riverside County is expected to continue growing as a result of future new development.
- Continuing new growth will result in increasing congestion on arterial roadways.
- The future arterial roadway congestion is directly attributable to the cumulative regional transportation impacts of future development in Western Riverside County.
- Capacity improvements to the transportation system will be needed to mitigate the cumulative regional impacts of new development.
- Roads on the TUMF network are the facilities that merit improvement through this fee program.
- Improvements to the public transportation system will be needed to provide adequate mobility for transit-dependent travelers and to provide an alternative to automobile travel.

The split of fee revenues between the backbone and secondary highway networks is related to the proportion of highway vehicle travel that is relatively local (between adjacent communities) and longer distance (between more distant communities but still within Western Riverside County). To estimate a rational fee split between the respective networks, the future travel forecast estimates were aggregated to a matrix of peak period trips between zones. The overall result is that 51.1% of the regional travel is attributable to the backbone network and 48.9% is assigned to the secondary network.

In order to establish the approximate proportionality of the future traffic impacts associated with new residential development and new non-residential development, peak period growth in VMT between 2018 and 2045 was derived from RivCoM and aggregated by trip purpose. It was concluded that home-based person trips represent 77.7% of the total future person trips, and the non-home-based person trips represent 22.3% of the total future person trips.

ES.6 Fair-Share Fee Calculation

The balance of the unfunded TUMF system improvement needs is $4.24 billion which is the maximum value attributable to the mitigation of the cumulative regional transportation impacts of future new development in the WRCOG region and will be captured through the TUMF Program. By levying the uniform fee directly on future new developments (and indirectly on new residents and new employees to Western Riverside County), these transportation system users are assigned their "fair share" of the

costs to address the cumulative impacts of additional traffic they will generate on the regional transportation system.

Of the $4.24 billion in unfunded future improvement needs, 77.7% ($3.30 billion) will be assigned to future new residential development and 22.3% ($946.5 million) will be assigned to future new non-residential development.

ES.7 Conclusions

Based on the results of the Nexus Study evaluation, it can be demonstrated that there is reasonable relationship between the cumulative regional transportation impacts of new land development projects in Western Riverside County and the need to mitigate these transportation impacts using funds levied through the proposed TUMF Program. Factors that reflect this reasonable relationship include:

- Western Riverside County is expected to continue growing as a result of future new development.
- Continuing new growth will result in increasing congestion on arterial roadways;
- The future arterial roadway congestion is directly attributable to the cumulative regional transportation impacts of future development in Western Riverside County;
- Capacity improvements to the transportation system will be needed to mitigate the cumulative impacts of new development;
- Roads on the TUMF network are the facilities that merit improvement through this fee program;
- Improvements to the public transportation system will be needed to provide adequate mobility for transit-dependent travelers and to provide an alternative to automotive travel.

The Nexus Study evaluation has established a proportional "fair share" of the improvement cost attributable to new development based on the impacts of existing development and the availability of obligated funding through traditional sources. The fair share fee allocable to future new residential and non-residential development in Western Riverside County is summarized for differing use types in **Table ES.1**.

Table ES.1 - Transportation Uniform Mitigation Fee for Western Riverside County				
Land Use Type	**Units**	**Development Change**	**Fee Per Unit**	**Total Revenue ($ million)**
Single-Family Residential	DU	167,491	**$15,476**	$2,592.0
Multi-Family Residential	DU	90,335	**$7,816**	$706.1
Industrial	SF GFA	61,489,565	**$2.33**	$143.1
Retail	SF GFA	6,557,500	**$11.21**	$73.5
Service	SF GFA	66,735,957	**$9.76**	$651.1
Government/Public	SF GFA	3,420,665	**$23.07**	$78.9
MAXIMUM TUMF VALUE				**$2,961.0**

1.0 INTRODUCTION AND PURPOSE OF THE NEXUS STUDY

1.1 Background

Western Riverside County includes 18 incorporated cities and the unincorporated county covering an area of approximately 2,100 square miles. Through the mid 2000's, this portion of Riverside County was growing at a pace exceeding the capacity of existing financial resources to meet increasing demand for transportation infrastructure. Although the economic recession of the late 2000's, and the associated crises in the mortgage and housing industries, slowed this rate of growth, the regional economy has recovered and the projected rate of development in Western Riverside County remains high. Similarly, the impact of the COVID-19 pandemic on travel demand in the region has also passed, with travel demands, especially for the highway network, surpassing pre-pandemic levels.

Continued high growth in households and jobs in Western Riverside County could significantly increase congestion and degrade mobility if substantial investments are not made in transportation infrastructure. This challenge is especially critical for arterial roadways of regional significance, since traditional sources of transportation funding (such as the gasoline tax and local general funds) will not be nearly sufficient to fund the needed improvements. Development exactions only provide improvements near the development site, and the broad-based county-level funding sources (i.e., Riverside County's half-cent sales tax known as Measure A) designate only a small portion of their revenues for arterial roadway improvements.

In anticipation of the continued future growth projected in Riverside County, several county-wide planning processes were initiated in 1999. These planning processes include the Riverside County General Plan Update, the Community Environmental Transportation Acceptability Process (CETAP) and the Multi-Species Habitat Conservation Plan (MSHCP). Related to these planning processes is the need to fund the mitigation of the cumulative regional transportation impacts of future new development.

Regional arterial highways in Western Riverside County are forecast to carry significant traffic volumes by 2045. While some localized fee programs exist to mitigate the local impacts of new development on the transportation system in specific areas, and while these programs are effective locally, they are insufficient in their ability to meet the regional demand for transportation infrastructure. Former Riverside County Supervisor Buster recognized the need to establish a comprehensive funding source to mitigate the cumulative regional transportation impacts of new development on regional arterial highways. The need to establish a comprehensive funding source for arterial highway improvements has evolved into the development of the Transportation Uniform Mitigation Fee (TUMF) for Western Riverside County.

In February 1999, the cities of Temecula, Murrieta and Lake Elsinore, the Western Riverside Council of Governments (WRCOG), the Riverside County Transportation Commission (RCTC) and the Building Industry Association (BIA) met to discuss the

concept of a TUMF. The intent of this effort was to have the southwest area of Western Riverside County act as a demonstration for the development of policies and a process for a regional TUMF Program before applying the concept countywide. From February 1999 to September 2000, the Southwest Area Transportation Infrastructure System Funding Year 2020 (SATISFY 2020) Program progressed with policy development, the identification of transportation improvements, traffic modeling, cost estimates, fee scenarios and a draft Implementation Agreement.

In May 2000, Riverside County Supervisor Tavaglione initiated discussions in the northwest area of Western Riverside County to determine the level of interest in developing a TUMF for that area of the county. Interest in the development of a northwest area fee program was high. In August 2000, the WRCOG Executive Committee took action to build upon the work completed in the southwest area for the SATISFY 2020 program and to develop a single consolidated mitigation fee program for all of Western Riverside County. This action was predicated on the desire to establish a single uniform mitigation fee program to mitigate the cumulative regional impacts of new development on the regional arterial highway system, rather than multiple discrete and disparate fee programs with varying policies, fees and improvement projects. A TUMF Policy Committee comprising regional elected officials was formed to recommend and set policies for staff to develop the TUMF Program and provide overall guidance to all other staff committees.

While the TUMF cannot fund all necessary transportation system improvements, it is intended to address a current transportation funding shortfall by establishing a new revenue source that ensures future new development will contribute toward addressing its indirect cumulative traffic impacts on regional transportation infrastructure. Funding accumulated through the TUMF Program will be used to construct transportation improvements such as new arterial highway lanes, reconfigured freeway interchanges, railroad grade separations and new regional express bus services that will be needed to accommodate future travel demand in Western Riverside County. By levying a fee on new developments in the region, local agencies will be establishing a mechanism by which developers and in turn new county residents and employees will effectively contribute their "fair share" toward sustaining the regional transportation system.

This TUMF Nexus Study is intended to satisfy the requirements of California Government Code Chapter 5 Section 66000-66008 Fees for Development Projects (also known as California Assembly Bill 1600 (AB 1600) or the Mitigation Fee Act), which governs imposing development impact fees in California. The Mitigation Fee Act requires that all local agencies in California, including cities, counties, and special districts follow two basic rules when instituting impact fees. These rules are as follows:

1) Establish a nexus or reasonable relationship between the development impact fee's use and the type of project for which the fee is required.
2) The fee must not exceed the project's proportional "fair share" of the proposed improvement and cannot be used to correct current problems or to make improvements for existing development.

1.2 TUMF Nexus Study History

The TUMF Program is implemented through the auspices of WRCOG. As the council of governments for Western Riverside County, WRCOG provides a forum for representatives from 18 cities, the Riverside County Board of Supervisors, the Eastern Municipal Water District, Western Water, the Riverside County Superintendent of Schools, the March Joint Powers Authority and the Riverside Transit Agency to collaborate on issues that affect the entire subregion, such as air quality, solid waste, transportation and the environment. WRCOG strives to "respect local control, provide regional perspective, and make a difference" to elevate the quality of life throughout the subregion. A current list of the standing WRCOG committees and committee membership that oversee the TUMF program is included in **Appendix A.**

The initial WRCOG TUMF Nexus Study was completed in October 2002 and adopted by the WRCOG Executive Committee in November 2002. Its purpose was to establish the nexus or reasonable relationship between new land development projects in Western Riverside County and the proposed development impact fee that would be used to improve regional transportation facilities. It also identified the proportional "fair share" of the improvement cost attributable to new development.

Consistent with the provisions of the Mitigation Fee Act, the WRCOG Executive Committee has established that the TUMF Nexus Study will be subject of a comprehensive review of the underlying program assumptions at least every five years to confirm the Nexus. Acknowledging the unprecedented and unique nature of the TUMF Program, the Executive Committee determined that the first comprehensive review of the Program should be initiated within two years of initial adoption of the Program primarily to validate the findings and recommendations of the study and to correct any program oversights. The results of the first review of the Program were documented in the TUMF Nexus Study 2005 Update adopted by the WRCOG Executive Committee on February 6, 2006. A second comprehensive review of the TUMF Program was conducted in 2008 and 2009 in part to address the impacts of the economic recession on the rate of development within the region and on transportation project costs. The findings of the 2009 review of the program were adopted by the WRCOG Executive Committee on October 5, 2009.

A third comprehensive review of the TUMF Program was conducted in 2014 and 2015 leading to a Draft Nexus Study document being distributed for review in August 2015. The WRCOG Executive Committee subsequently considered comments related to the Draft Nexus Study 2015 Update at the meeting held on September 14, 2015, where it was resolved to "delay finalizing the Nexus Study for the TUMF Program Update until the 2016 Southern California Association of Governments' 2016 Regional Transportation Plan / Sustainable Communities Strategy growth forecast is available for inclusion in the Nexus Study". The Southern California Association of Governments (SCAG) adopted the 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (2016 RTP/SCS) on April 7, 2016, enabling WRCOG staff to proceed with finalizing the update of the TUMF Nexus Study. The WRCOG TUMF Nexus Study 2016 Update Report was ultimately adopted by the WRCOG Executive Committee on July 10, 2017.

On September 3, 2020, SCAG adopted Connect SoCal; The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy of the Southern California Association of Governments (2020 RTP/SCS). As stated in the plan document "Connect SoCal embodies a collective vision for the region's future, through the horizon year of 2045. It is developed with input from a wide range of constituents and stakeholders within the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura, including public agencies, community organizations, elected officials, tribal governments, the business community and the public. Connect SoCal is an important planning document for the region, allowing public agencies who implement transportation projects to do so in a coordinated manner, while qualifying for federal and state funding."

The adoption of the 2020 RTP/SCS confirmed new growth forecasts for the region that were used as the basis to develop the Connect SoCal plan. These forecasts also provide a foundational element for updating the TUMF program and the associated nexus determination prompting WRCOG to initiate the current program update. The 2020 RTP/SCS growth forecasts are used directly in the fee calculation as the basis for determining the anticipated growth in households and employment in the region through the program horizon year of 2045. These forecasts are also integrated into the Riverside County Transportation Analysis Model (RivCoM) used to forecast the cumulative regional traffic impacts of new development on the arterial highway network in Western Riverside County.

Completed in 2021 to succeed the Riverside County Traffic Analysis Model (RIVTAM), RivCoM provides a valuable tool for supporting a variety of transportation planning activities in Riverside County, including the update of the TUMF Nexus Study. RivCoM was developed under the leadership of WRCOG in conjunction with regional partners with the intent to provide jurisdictions in Riverside County with a traffic forecasting tool that, while consistent with the SCAG regional travel demand model, provides a more appropriate level of detail to support transportation planning at the County or City level.

RivCoM is a critical tool for quantifying the cumulative regional traffic impacts of new development as part of the TUMF Nexus Study Update. Utilizing the 2020 RTP/SCS growth forecasts, RivCoM is used to quantify changes in travel demand and traffic conditions on the regional highway network, with a specific focus on the TUMF Network. RivCoM outputs are used to analyze project eligibility and quantify the fair share of traffic growth that is attributable to new development as inputs to determining the fee. The adoption of the Connect SoCal plan and the availability of RivCoM to serve as a critical tool for quantifying network impacts for the TUMF Nexus Study Update were key factors driving the schedule for this update of the fee.

To ensure new development continues to contribute a fair share of the cost to mitigate its cumulative regional transportation impacts in the period between the comprehensive review of program assumptions completed at least every five years, the WRCOG Executive Committee has also established that the TUMF Schedule of Fees will be reviewed annually, and adjusted, as needed, on July 1st to reflect current costs. The revised schedule of fees will typically be recalculated in February of each year based

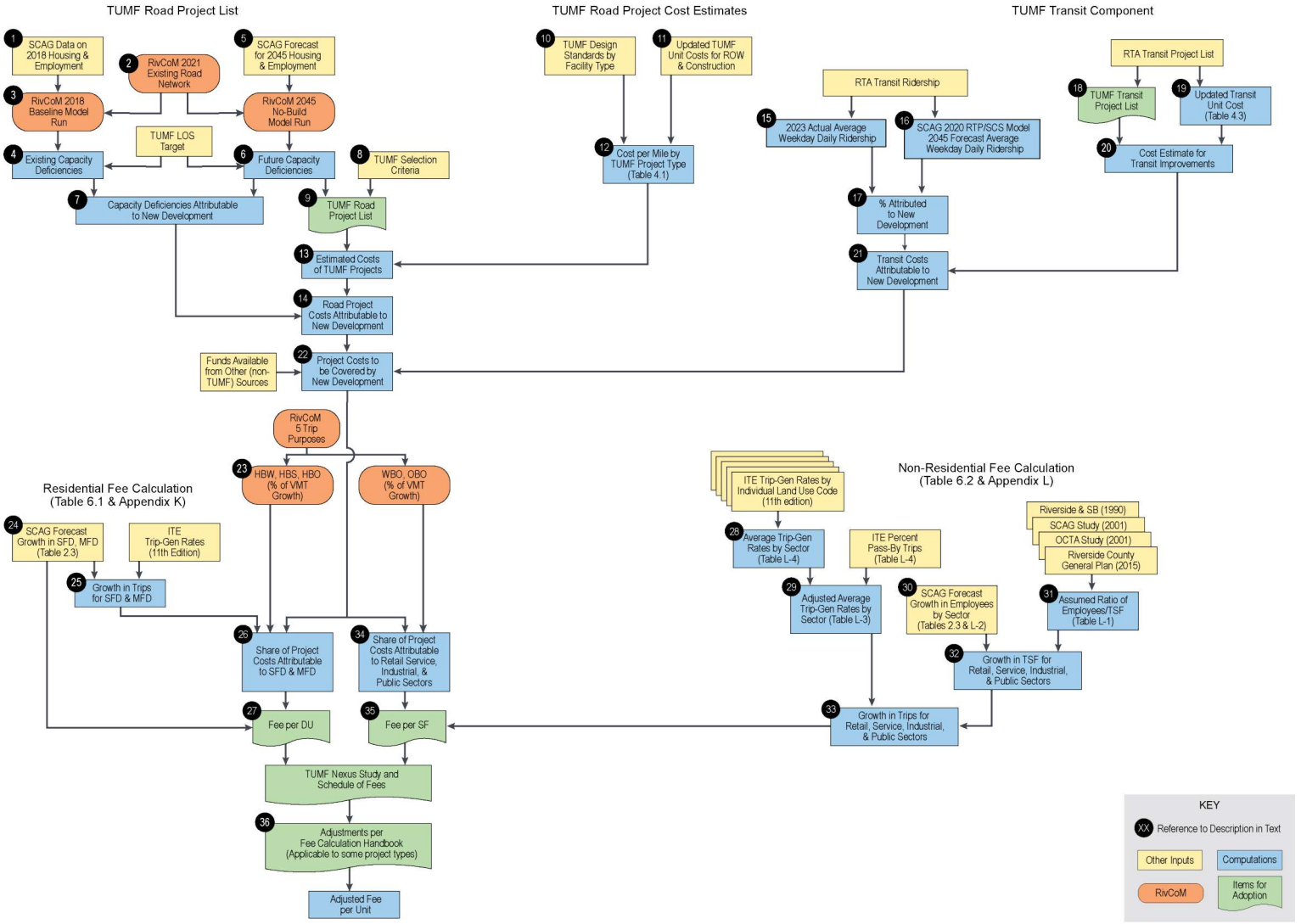
on the percentage increase or decrease in the Engineering News Record (ENR) Construction Cost Index (CCI) for the twelve (12) month period from January of the prior year to January of the current year, and the percentage increase or decrease in the National Association of Realtors (NAR) Median Sales Price of Existing Single Family Homes in the Riverside/San Bernardino Metropolitan Statistical Area for the twelve (12) month period from the 3rd Quarter of the second year prior to the 3rd Quarter of the prior year (to coincide with the publication of the most recently updated index). If approved by the Executive Committee, the resultant percentage change for each of the indices will be applied to the unit cost assumptions for roadway and bus transit costs, and land acquisition costs, respectively, to reflect the combined effects of changes in eligible project costs on the resultant per unit fee for each defined land use category. The most recent annual cost adjustment to the TUMF Schedule of Fees was adopted by the WRCOG Executive Committee on July 12, 2021.

1.3 TUMF Nexus Study Process

In coordination with WRCOG, city and county representatives and other interested parties have reviewed the underlying assumptions of the Nexus Study as part of this comprehensive program review. In particular, the most recent socioeconomic forecasts developed by SCAG as the basis for the 2020 RTP/SCS were incorporated. This use of the most recent SCAG forecasts resulted in a shift of the program base year from 2012 to 2018, as well as a shift in the program horizon year from 2040 to 2045. Furthermore, the TUMF Network was re-examined in detail based on travel demand forecasts derived from the most recent version of the Riverside County Model (RivCoM) to more accurately reflect future project needs to address the cumulative regional impacts of new development in Western Riverside County as well as eliminating those projects having been completed prior to the commencement of the Nexus review in 2021.

The subsequent chapters of this Nexus Study document describe the various assumptions, data inputs and analysis leading to the determination of each major variable in the TUMF calculation, and ultimately leading to the determination of the TUMF Schedule of Fees that indicates the maximum "fair share" fee for each of the various use types defined in the TUMF program. The overall process for establishing the TUMF nexus is summarized in this section, including the flow chart in **Figure 1.1** that illustrates the various technical steps in this fee calculation process. Each technical step that was followed to determine the TUMF Schedule of Fees and establish the program nexus is summarized below, with the numbers denoted on the flow chart correlating to the steps described. The flow chart also incorporates color coding of the steps to indicate those steps that involved the application of RivCoM, steps that utilized other input data, steps that are computations of various inputs, and steps that required specific actions of the various WRCOG committees to confirm major variables. Where appropriate, the flow chart also includes specific cross references to the sections or tables included in this Nexus Study document that correlate to the particular step.

Figure 1.1 - Flowchart of Key Steps in the TUMF Nexus Study Process



2.3.1. Establish the TUMF Network Project List

The roadway network in Western Riverside County must be evaluated to determine how new development activity will impact the performance of the network, and how the resultant traffic impacts can be mitigated by completing various roadway improvements. The following steps integrate the latest SCAG socio-economic forecasts into RivCoM as the basis for determining future roadway deficiencies and identifying the list of eligible improvements to address these future deficiencies. The rational and methodology for accomplishing these steps is further explained in **Chapters 2 and 3** of this report, with the resultant TUMF Network described in **Chapter 4**.

1) The SCAG 2020 RTP/SCS was developed using housing and employment data for 2018 as its base year. This adopted dataset was integrated into RivCoM providing a critical analytic tool to support the Nexus Study Update.

2) The RivCoM model[1] has datasets available that represent the capacity of the different facilities in the road network for several different study years. For this nexus update, the RivCoM 2018 base network that was developed following the adoption of the SCAG 2020 RTP was selected as the one most closely resembling current conditions. This network was subsequently reviewed and updated, including a detailed review by WRCOG staff and participating jurisdictions, to identify projects that were completed on the arterial network in the period between 2016 and December 2021. The arterial network was then recoded to reflect the changes to the TUMF Network to create a 2021 Existing Network as the base network for analysis. A second version of the base network was also developed adding only those facilities that had been identified on the 2016 TUMF network that did not currently exist and therefore were not represented by a link(s) in RivCoM. The Supplemental 2021 Existing Network was utilized as the basis for assessing only those projects that did not currently exist on the TUMF Network.

3) RivCoM was run using the 2018 socio-economic data (SED) and the 2021 Existing Networks to produce the baseline volumes on the roads in the TUMF Network.

4) The baseline volume-to-capacity (V/C) ratio was then determined. The target LOS for TUMF facilities is "D", meaning that facilities with LOS "E" or "F", i.e. those with a V/C ratio of 0.9 or higher, are deemed to have inadequate capacity. The result of this step is a list of roads that have existing capacity deficiencies.

[1] The macro-level traffic forecasting was conducted using the Riverside County Transportation Analysis Model (RivCoM). RivCoM is consistent of SCAG's six-county model with additional detail (traffic analysis zones and local roads) added within Riverside County. It was developed for use in traffic studies in Riverside County as a replacement for the Riverside County Transportation and Analysis Model (RivTAM) integrating an updated modeling platform to improve run time and reliability, as well as a more focused model area, more detailed network and zone structure, and prost processors to satisfy more recent legislative requirements. RivCoM has both the geographic scope needed to analyze all TUMF facilities and conformity with regional planning assumptions. There is a memorandum of understanding among the jurisdictions of Riverside County that encourages the use of the RivCoM model for use in regional traffic studies.

5) The SCAG 2020 RTP/SCS was developed using housing and employment data for 2045 as its forecast horizon year. This adopted dataset was also used as the future base year for the TUMF update calculation.

6) RivCoM was run using the 2021 Existing Networks with the land use assumptions for 2045. These "Future No-Build" scenarios was used to determine where deficiencies would occur in the roadway system if development occurred as expected but no roadway improvements were implemented.

7) Comparing the existing capacity deficiencies with the future deficiencies showed where new deficiencies would occur that are entirely attributable to growth in households and employment. Comparing the existing and future traffic volume to capacity ratio on the roads that are currently deficient shows the portion of the future deficiency that is attributable to growth.

8) It is generally acknowledged that the TUMF program cannot and should not attempt to fund every roadway improvement needed in Western Riverside County. WRCOG has adopted a set of selection criteria that was used to choose which roadway improvements would be eligible for TUMF funding.

9) The selection criteria were applied to the forecast deficiencies to identify projects for the TUMF Project List. The project list was subsequently reviewed to confirm the eligibility of proposed projects, including projects previously included in the TUMF program, as well as additional projects requested for inclusion as part of the current update. The project list was then subsequently updated to reflect those projects considered eligible for TUMF funding as part of the 2024 Nexus Study Update.

2.3.2. Determine the TUMF Network Project Costs

The estimated costs of proposed improvements on the TUMF Network are calculated based on the prices of construction materials, labor and land values for the various eligible project types included as part of the TUMF program. The approach and outcomes of the following steps is described in **Chapter 4** of this report.

10) The TUMF program has design standards covering the road project components that are eligible for TUMF funding. This ensures that projects in jurisdictions with different design standards are treated equally[2].

11) Current cost values for labor and materials such as cement, asphalt, reinforcing steel, etc., as derived from Caltrans cost database, RCTC and other sources, were tabulated and updated to December 2023. Additionally, the ROW cost components per square foot for various land use types were also updated based on current property valuations in Riverside County as researched by Overland, Pacific and Cutler.

[2] A jurisdiction may choose to design to a higher standard, but if it does so, TUMF will only fund up to the equivalent of what costs would have been had the TUMF design standards been followed.

12) The cost values for the contributing labor, materials and land components were applied to estimated quantities of these components for the various roadway project types that are eligible under TUMF to generate aggregate unit cost values for each project type (road costs per lane-mile, typical costs per arterial-freeway interchange, bridge costs per linear foot, etc.).

13) The unit costs from the previous step were then applied to the project list to estimate the costs of the improvements on the TUMF project list.

14) The percentage of each project that was attributable to new development was then applied to the costs of TUMF road projects to find the total road project cost that is attributable to new development.

2.3.3. Determine the TUMF Transit Component

A portion of the TUMF funding is made available for transit services that provide an alternative to car travel for medium-to-long distance intra-regional trips. The eligible transit projects and their associated costs are determined using the following steps, with additional explanation provided in **Chapter 4** of this report.

15) Actual average weekday daily ridership for Riverside Transit Agency (RTA) transit bus services was tabulated for 2023.

16) Forecast average weekday daily ridership for RTA bus transit services was retrieved from the SCAG 2020 RTP/SCS Model for horizon year 2045.

17) The growth in ridership between 2023 and 2045 was compared to determine the portion of 2045 average weekday daily ridership that is attributable to existing passengers and the portion attributable to new growth.

18) A proposed transit project list was provided by RTA staff and was reviewed to confirm the validity of the project list to establish a final recommended transit project list to be included as part of the program. The result was the TUMF Transit Project List.

19) RTA provided information on current costs for the listed transit infrastructure.

20) The cost information was then used to determine the cost of the items on the TUMF Transit Project List.

21) The percent attribution from Step 17 was applied to the project cost estimates from the previous step to determine the cost of transit improvements that are attributable to new development.

22) The costs for road and transit projects that are attributable to new development are then combined along with information on other (non-TUMF) funds to determine the total cost for TUMF projects that is to be cover by new development through the imposition of the fees. The available alternate funding sources were reviewed as part of the Nexus update, specifically including the completion of a detailed review of available federal, state and local funding sources administered by RCTC.

2.3.4. Computing the Fee for Residential Developments

Having determined the total project costs to be covered by new development under the TUMF program, it is necessary to divide these costs among different types of developments roughly in proportion to their expected traffic impacts. The following steps describes the process for determining the proportion attributable to new residential development. The approach for accomplishing these steps along with the findings of this analysis are described in detail in **Chapter 5** and **Chapter 6** of this report.

23) California legislation encourages the use of vehicle miles of travel (VMT) as the primary indicator of traffic impacts because it combines the number of vehicle trips and the average length of those trips to reflect the proportional impact to the roadway network. As a result, the methodology for determining the relative distribution of traffic impacts between residential and non-residential uses for the purposes of TUMF utilizes a VMT based approach. The RivCoM 2021 Existing Network and 2045 No-Build model runs were examined to determine the VMT of various trip types that would take place in Western Riverside County (excluding through trips). The results were compared to determine the growth in VMT for each trip type. Per WRCOG policy (based on National Cooperative Highway Research Program (NCHRP) recommended practice) trips originating in or destined for a home are attributed to residential development while trips where neither the origin nor the destination are a home are attributed to non-residential development.

24) The SCAG 2020 RTP/SCS socio-economic forecasts were used to estimate the number of single-family and multi-family dwelling units that will be developed during the 2018 to 2045 period.

25) The Institute of Transportation Engineers' (ITE's) trip generation rates, which come from surveys of existing sites for various development types, were then used to estimate the daily number of trips that will be generated by future single- and multi-family developments that will occur in the region from 2018 to 2045.

26) The cost to be covered by residential development was divided into the portion attributable to new single-family dwellings and portion attributable to new multi-family development to calculate the cost share for each use.

27) The cost share for single-family dwellings and multi-family dwellings was divided by the number of dwellings of each type to determine the fee level required from each new dwelling unit to cover their fair share of the cost to mitigate the impacts of new developments.

2.3.5. Computing the Fee for Non-Residential Developments

A process similar to that used for residential units was used to determine the fee level for non-residential development. However, the determination of fees for non-residential development involves additional steps due to the additional complexity of accounting for a greater variety of development types within each use category. **Chapter 5** and **Chapter 6** of this report provide additional explanation regarding the methodology for accomplishing these steps along with the results of this analysis.

28) Like many impact fee programs, TUMF groups similar development projects together into general use categories to simplify the administration of the program. TUMF groups the various land use categories found in ITE's Trip Generation Manual into four non-residential categories (industrial, retail, service, and government/public sector) based on the North American Industry Classification System (NAICS), which is also used by the U.S. Census Bureau and SCAG for demographic classifications and is the basis for such classifications in the SCAG Regional Travel Demand Model as well as and the RivCoM model. The ITE trip generation rates for all uses were reviewed for accuracy updated to reflect the most current ITE published rates. The median value for the trip-generation rates for all uses within each category was used in the nexus study to represent the trip-generation characteristics for the category.

29) The trip-generation rates of retail and service uses were adjusted to take into account the share of pass-by trips these uses generate. Pass by trip rates for various retail and service uses were derived from the ITE Trip Generation Manual to determine the median value of all uses as the basis for the adjustment. The ITE pass by trip rates for all uses were reviewed for accuracy and updated to reflect the most current ITE published rates.

30) The SCAG 2020 RTP/SCS socio economic forecasts included non-residential employment for 2018 and 2045. These forecasts were used to estimate the growth in employment in each of the four non-residential uses.

31) The SCAG employment forecasts are denominated in jobs while development applications are typically denominated in square feet of floorspace. The ratio of floorspace per employee was determined as a median value derived from four studies, including a comprehensive study San Bernardino and Riverside Counties conducted in 1990, an OCTA study conducted in 2001, a SCAG study (including a specific focus on Riverside County) conducted in 2001, and the Riverside County General Plan adopted in 2015.

32) The forecast growth in employees was multiplied by the floorspace per employee to produce a forecast of the floorspace that will be developed for each of the four non-residential use types.

33) The trip-generation rate for each of the four uses was multiplied by the forecast of new floorspace to estimate the number of trips generated by each use.

34) The amount of project costs to be covered by non-residential development was split between the four non-residential uses to determine the TUMF cost share for each.

35) The TUMF cost share for each of the four non-residential uses was divided by the forecast growth in floorspace to determine the fee level required from each new square foot of non-residential development to cover their fair share of the cost to mitigate the impacts of new developments.

36) WRCOG has adopted a TUMF Fee Calculation Handbook that allows for fee adjustments to be made to account for unusual circumstances for certain types of residential and non-residential development (fuel filling stations, golf courses, high-cube warehouses, wineries, electric charging stations, etc.) These

adjustments are intended to calculate a fairer proportional fee based on the unique trip generation characteristics of these development types.

The outcome of this process is a schedule of fees for the various use categories identified as part of the TUMF program. The study conclusions including the Schedule of Fees is presented in **Chapter 7** of this report. The schedule of fees represents the ***maximum*** fee permissible under California law for the purposes of the TUMF program. The WRCOG Executive Committee has the option to adopt lower fees, however, in doing so each use category subject to a lower fee would not be contributing a fair share of the cost of their impacts. This would in turn create a funding gap for the program that would necessitate identifying additional project funding from some other source to ensure the cumulative regional impacts of new development are being mitigated fully in accordance with the program.

2.0 FUTURE GROWTH

2.1 Recent Historical Trend

Western Riverside County experienced robust growth in the period from the late 1990's to the mid 2000's. The results of Census 2000 indicate that in the year 2000, Western Riverside County had a population of 1.187 million representing a 30% increase (or 2.7% average annual increase) from the 1990 population of 912,000. Total employment in Western Riverside County in 2000 was estimated by the SCAG to be 381,000 representing a 46% increase (or 3.9% average annual increase) over the 1990 employment of 261,000.

Despite the impacts of the Great Recession and the associated residential mortgage and foreclosure crisis, and more recently with the shifting of population during and following the COVID-19 pandemic, Western Riverside County has continued to grow due to the availability of relatively affordable residential and commercial property, and a generally well-educated workforce. By 2010, the population of the region had grown to 1.742 million, a further 47% growth in population from 2000. Similarly, total employment in the region had also grown from 2000 to 2010 with 434,000 employees estimated to be working in Western Riverside County. This represents a 12% increase from the 381,000 employees working in the region in 2000.

2.2 Available Demographic Data

A variety of alternate demographic information that quantifies future population, household and employment growth is available for Western Riverside County. For earlier versions of the TUMF Nexus Study, the primary available source of consolidated demographic information for Western Riverside County was provided by SCAG. SCAG is the largest of nearly 700 Councils of Government (COG) in the United States and functions as the Metropolitan Planning Organization (MPO) for six counties in Southern California including Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial. SCAG is mandated by the federal government to research and plan for issues of regional significance including transportation and growth management. As part of these responsibilities, SCAG maintains a comprehensive database of regional socioeconomic data and develops demographic projections and travel demand forecasts for Southern California.

In preparation for the 2020 RTP/SCS, SCAG undertook robust stakeholder engagement, including participation by WRCOG, Riverside County and the various cities in Western Riverside County, to develop regional demographic forecasts. Using input from regional stakeholders regarding anticipated patterns and rates of development, SCAG compiled and disseminated the forecasts that were ultimately adopted in 2020, including those specific to Western Riverside County. The SCAG forecasts adopted for the 2020 RTP/SCS were subsequently used as the basis for RivCoM and are used as the basis for this TUMF Nexus Study Update.

2.3 Demographic Assumptions Used for the Nexus Study Analysis

A major distinction between data used for the TUMF Nexus Study 2016 Update and the SCAG 2020 RTP/SCS data used for this 2024 Update is the change in the base year from 2012 to 2018, as well as the change in the horizon year from 2040 to 2045. This shift in the base year and horizon year demographic assumptions of the program carries through all aspects of the nexus analysis, including the travel demand forecasting, network review and fee calculation.

The SCAG 2020 RTP/SCS data were compared to the 2016 RTP/SCS data used in the TUMF Nexus Study 2016 Update. As can be seen in **Table 2.1** and **Figure 2.1**, the 2018 data reflects an increase in population and single-family households, and a very slight decline in multi-family households. Employment grew substantially overall, with significant growth in industrial employment, largely attributable to the rapid expansion of warehousing and logistics facilities in Western Riverside County. In contrast, there was a notable decline in government and public sector employment in the region from 2012 to 2018

Table 2.1 - Base Year Socioeconomic Estimates for Western Riverside County

SED Type	2016 Update (2012)	2024 Update (2018)	Change	Percent
Total Population	**1,773,935**	**1,905,440**	**131,505**	**7%**
Total Households	**525,149**	**554,573**	**29,424**	**6%**
Single-Family	366,588	397,407	30,819	8%
Multi-Family	158,561	157,166	-1,395	-1%
Total Employment	**460,787**	**570,420**	**109,633**	**24%**
Industrial	120,736	169,334	48,598	40%
Retail	65,888	73,814	7,926	12%
Service	253,372	308,703	55,331	22%
Government/Public Sector	20,791	18,569	-2,222	-11%

Source: SCAG 2016 RTP/SCS; SCAG 2020 RTP/SCS

Figure 2.1 – Base Year Socioeconomic Estimates for Western Riverside County

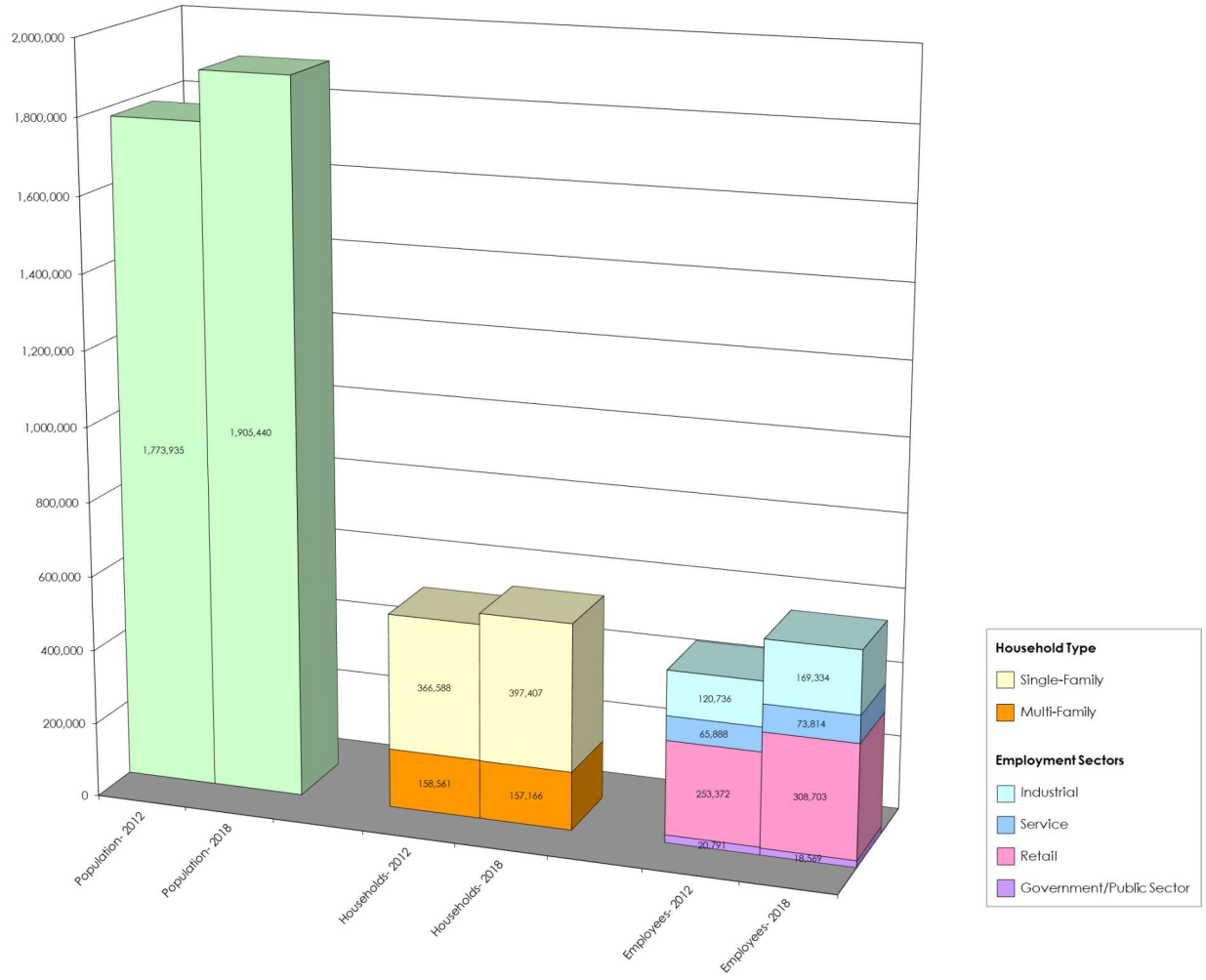


Table 2.2 and **Figure 2.2** compare the socioeconomic forecasts for the program horizon year of 2045 used in the TUMF Nexus Study 2016 Update and 2045 for this study. The most recent forecasts reflect an increase in the horizon year population and households, and a decrease in overall employment in Western Riverside County. The change in employment was not, however, consistent across sectors. The retail employment forecast has decreased approximately 15% from 2040 to 2045, while the industrial employment forecast has increased over 20%. This shift is consistent with the emergence of e-commerce as an alternative to traditional "brick and mortar" retail.

Table 2.2 - Horizon Year Socioeconomic Estimates for Western Riverside County

SED Type	2016 Update (2040)	2024 Update (2045)	Change	Percent
Total Population	**2,429,633**	**2,533,876**	**104,243**	**4%**
Total Households	**775,231**	**812,399**	**37,168**	**5%**
Single-Family	539,631	564,898	25,267	5%
Multi-Family	235,600	247,501	11,901	5%
Total Employment	**861,455**	**846,442**	**-15,013**	**-2%**
TUMF Industrial	201,328	245,915	44,587	22%
TUMF Retail	101,729	86,929	-14,800	-15%
TUMF Service	528,092	482,958	-45,134	-9%
TUMF Government/Public Sector	30,306	30,640	334	1%

Source: SCAG 2016 RTP/SCS; SCAG 2020 RTP/SCS

Figure 2.2 - Horizon Year Socioeconomic Estimates for Western Riverside County

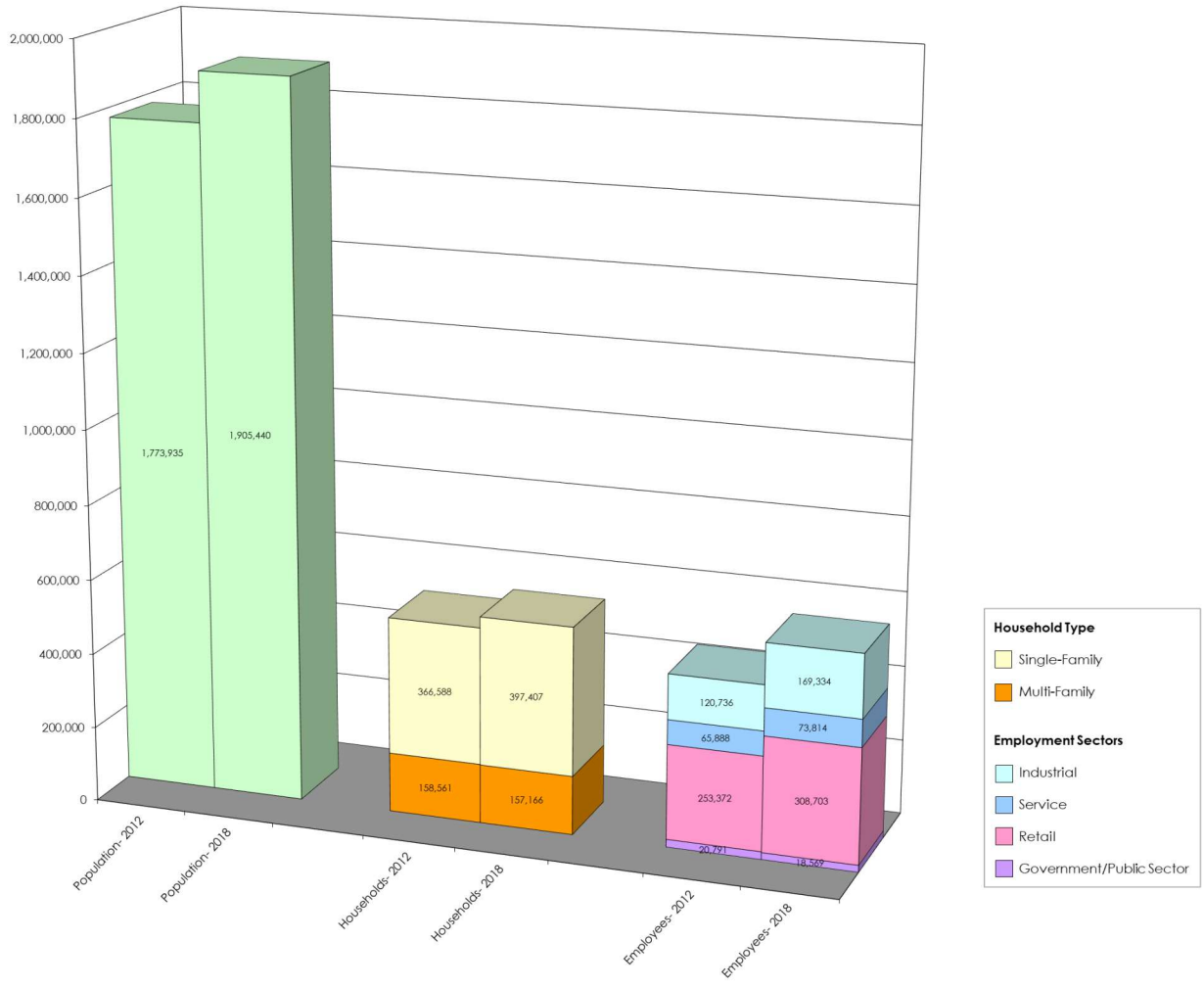


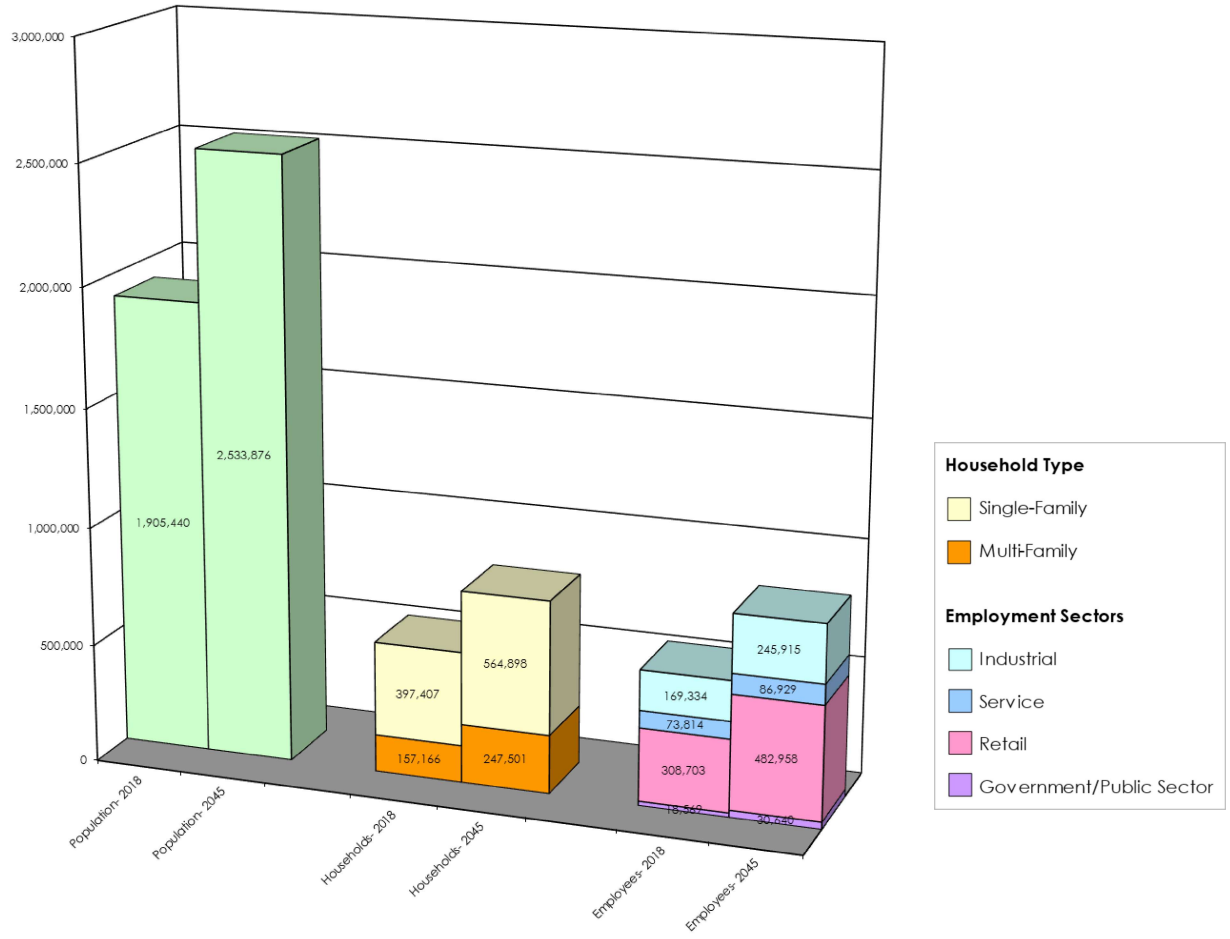
Table 2.3 and **Figure 2.3** summarize the socioeconomic data obtained from SCAG and used as the basis for completing this Nexus Study analysis. The SCAG employment data for 2018 and 2045 was provided for thirteen employment sectors consistent with the California Employment Development Department (EDD) Major Groups including: Farming, Natural Resources and Mining; Construction; Manufacturing; Wholesale Trade; Retail Trade; Transportation, Warehousing and Utilities; Information; Financial Activities; Professional and Business Service; Education and Health Service; Leisure and Hospitality; Other Service; and Government. For the purposes of the Nexus Study, the EDD Major Groups were aggregated to Industrial (Farming, Natural Resources and Mining; Construction; Manufacturing; Wholesale Trade; Transportation, Warehousing and Utilities), Retail (Retail Trade), Service (Information; Financial Activities; Professional and Business Service; Education and Health Service; Leisure and Hospitality; Other Service) and Government/Public Sector (Government). These four aggregated sector types were used as the basis for calculating the fee as described in **Section 6.2**. **Appendix B** provides a table detailing the EDD Major Groups and corresponding North American Industry Classification System (NAICS) Categories that are included in each non-residential sector type.

Table 2.3 - Population, Households and Employment in Western Riverside County (2018 to 2045)

SED Type	2018	2045	Change	Percent
Total Population	**1,905,440**	**2,533,876**	**628,436**	**33%**
Total Households	**554,573**	**812,399**	**257,826**	**46%**
Single-Family	397,407	564,898	167,491	42%
Multi-Family	157,166	247,501	90,335	57%
Total Employment	**570,420**	**846,442**	**276,022**	**48%**
TUMF Industrial	169,334	245,915	76,581	45%
TUMF Retail	73,814	86,929	13,115	18%
TUMF Service	308,703	482,958	174,255	56%
TUMF Government/Public Sector	18,569	30,640	12,071	65%

Source: SCAG 2020 RTP/SCS

Figure 2.3 - Population, Households and Employment in Western Riverside County (2018 to 2045)



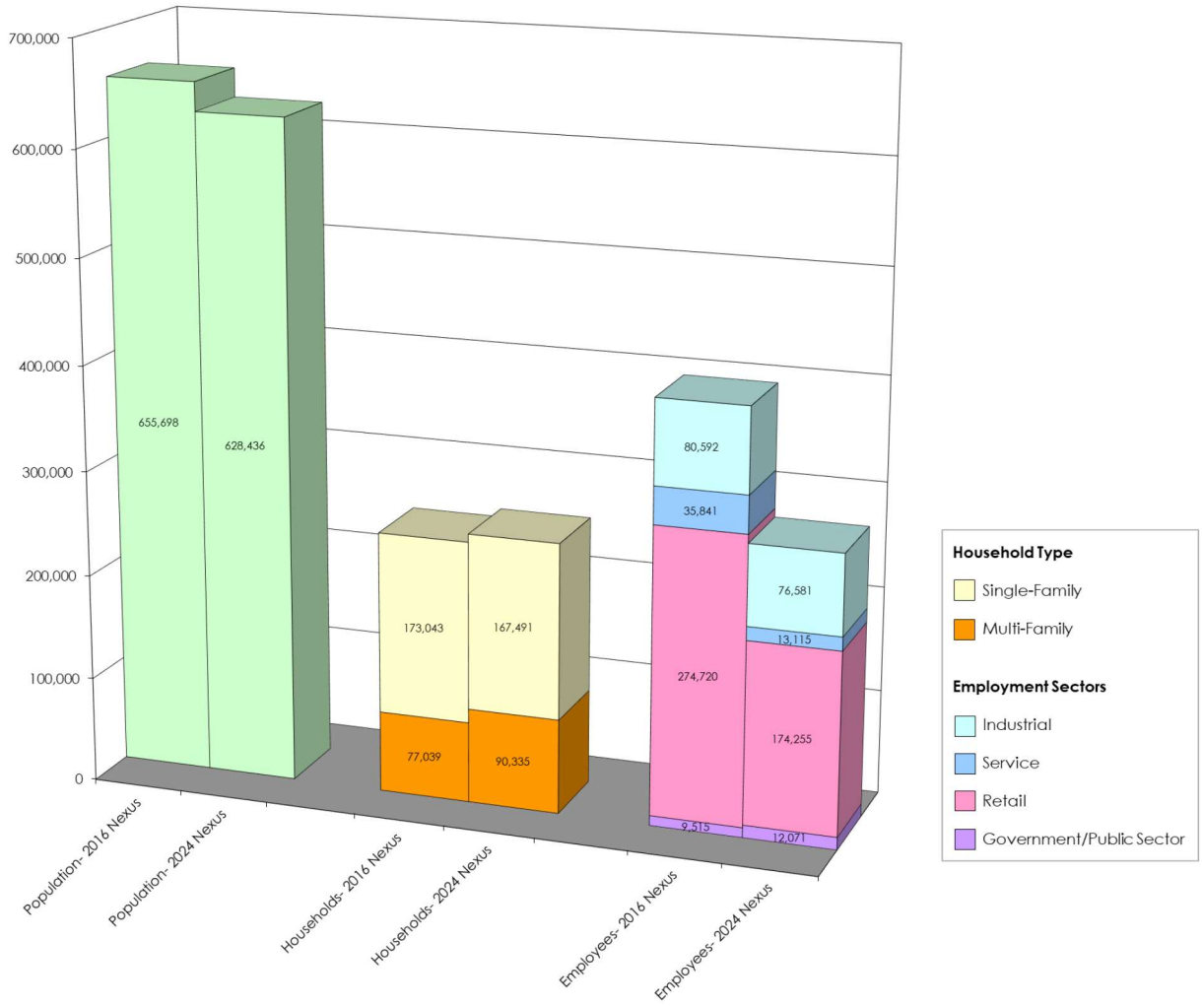
The combined effects of the changes in the base year and horizon year socioeconomic data are modest reductions in the total growth in population and single-family households, but a notable increase in multi-family households. The change in total employment is reduced by 31%, with the most significant reduction in employment growth in the retail sector (-63%), while the industrial sector saw only a slight reduction in total employment growth compared to the 2016 Nexus Update (5%). The Government/public sector employment growth has increased by 27% from the 2016 Nexus Study to the 2024 Nexus Study, although the total number of jobs increased is relatively small as a share of the total employment. **Table 2.4** and **Figure 2.4** provide a comparison of the changes in population, households and employment between the 2016 Nexus Update and the 2024 Nexus Update. The table and figure clearly illustrate the reduction in the rate of growth in Western Riverside County largely attributable to the effects of the economic recession. This reduced rate of growth in the region will serve as the basis for reevaluating the level of impact of new development on the transportation system in the next section, as well as providing the basis for the determination of the fair share fee for each land use type.

Table 2.4 - Population, Households and Employment in Western Riverside County (Existing to Future Change Comparison)

SED Type	2016 Update (2012-2040)	2024 Update (2018-2045)	Difference	Percent
Total Population	**655,698**	**628,436**	**-27,262**	**-4%**
Total Households	**250,082**	**257,826**	**7,744**	**3%**
Single-Family	173,043	167,491	-5,552	-3%
Multi-Family	77,039	90,335	13,296	17%
Total Employment	**400,668**	**276,022**	**-124,646**	**-31%**
TUMF Industrial	80,592	76,581	-4,011	-5%
TUMF Retail	35,841	13,115	-22,726	-63%
TUMF Service	274,720	174,255	-100,465	-37%
TUMF Government/Public Sector	9,515	12,071	2,556	27%

Source: SCAG 2016 RTP/SCS; SCAG 2020 RTP/SCS

Figure 2.4 - Population, Households and Employment in Western Riverside County (Existing to Future Change Comparison)



3.0 NEED FOR THE TUMF

All new developments have some effect on the transportation infrastructure in a community, city or county due to an increase in travel demand. Increasing usage of the transportation facilities leads to more traffic, progressively increasing VMT, traffic congestion and decreasing the level of service (LOS)[3]. To meet the increased travel demand and keep traffic flowing, improvements to transportation facilities become necessary to sustain pre-development traffic conditions.

The projected growth in Western Riverside County (33% growth in population and 48% growth in employment in 27 years) and the related growth in VMT can be expected to increase congestion and degrade mobility if substantial investments are not made in the transportation infrastructure. This challenge is especially critical for arterial highways and roadways that carry a significant number of the trips between cities, since traditional sources of transportation improvement funding (such as the gasoline tax and local general funds) will not be nearly sufficient to fund the improvements needed to serve new development. Development exactions generally provide only a fraction of the improvements with those being confined to the area immediately adjacent to the respective development, and the broad-based county-level funding sources (i.e., Riverside County's half-cent sales tax known as Measure A) designate only a small portion of their revenues for arterial roadway improvements.

This section documents the existing and future congestion levels that demonstrate the need for future improvements to the transportation system to specifically mitigate the cumulative regional transportation impacts of new development. It then describes the TUMF concept that has been developed to fund future new developments' fair share of needed improvements.

The forecast of future congestion levels is derived from Year 2045 No-Build travel demand forecasts for Western Riverside County developed using RivCoM. The Year 2045 No-Build scenario evaluates the effects of 2045 population, employment and resultant traffic generation on the 2021 existing arterial highway network.

3.1 Future Highway Congestion Levels

To support the evaluation of the cumulative regional impacts of new development on the existing arterial highway system in Western Riverside County, existing (2018) and future (2045) SED were modeled on the existing (2021) arterial highway network using RivCoM. To quantify traffic growth impacts, various traffic measures of effectiveness were calculated for the AM and PM peak periods for each of the two scenarios. The

[3] The Highway Capacity Manual 6th Edition – A Guide for Multimodal Mobility Analysis (Transportation Research Board, National Academy of Sciences, Washington, D.C., 2016, Volume 1 – Concepts, pp 5-3) describes LOS as a "quantitative stratification of performance measure or measures representing quality of service….HCM defines six levels of service, ranging from A to F, for each service measure or combination of measures. LOS A represents the best operating conditions from the traveler's perspective and LOS F the worst."

WRCOG TUMF study area was extracted from the greater regional model network for the purpose of calculating measures for Western Riverside County only. Peak period performance measures for the Western Riverside County TUMF study area included total VMT, total vehicle hours of travel (VHT), total combined vehicle hours of delay (VHD), and total VMT experiencing unacceptable level of service (LOS E). These results were tabulated in **Table 3.1**. Plots of the Network Extents are attached in **Appendix C**.

Total Arterial VMT, VHT, VHD and LOS E Threshold VMT were calculated to include all principal arterials, minor arterials and major connectors, respectively. Regional values for each threshold were calculated for a total of all facilities including arterials, freeways, freeway ramps and High-Occupancy Vehicle (HOV) lanes.

Table 3.1 - Regional Highway System Measures of Performance (2018 Existing to 2045 No-Build)

Measure of Performance*	Peak Periods (Total)			
	2018 Existing	2045 No-Build	% Change	% Annual
VMT - Total ALL FACILITIES	23,284,724	29,897,254	28%	0.9%
VMT - FREEWAYS	13,514,522	15,490,284	15%	0.5%
VMT - ALL ARTERIALS	9,770,202	14,406,970	47%	1.4%
TOTAL - TUMF ARTERIAL VMT	**6,216,985**	**8,597,200**	38%	1.2%
VHT - TOTAL ALL FACILITIES	541,350	915,439	69%	2.0%
VHT - FREEWAYS	263,792	399,128	51%	1.5%
VHT - ALL ARTERIALS	277,558	516,311	86%	2.3%
TOTAL TUMF ARTERIAL VHT	**174,455**	**320,869**	84%	2.3%
VHD - TOTAL ALL FACILITIES	108,900	338,056	210%	4.3%
VHD - FREEWAYS	66,156	170,649	158%	3.6%
VHD - ALL ARTERIALS	42,745	167,407	292%	5.2%
TOTAL TUMF ARTERIAL VHD	**33,249**	**124,863**	276%	5.0%
VMT LOS E - TOTAL ALL FACILITIES	5,605,070	13,369,483	139%	3.3%
VMT LOS E - FREEWAYS	4,725,471	9,316,891	97%	2.5%
VMT LOS E & F - ALL ARTERIALS	879,599	4,052,592	361%	5.8%
TOTAL TUMF ARTERIAL VMT w/ LOS E or worse	**765,782**	**3,184,133**	316%	5.4%
% of TUMF ARTERIAL VMT w/ LOS E or worse	**12%**	**37%**		

* Based on RivCoM 2018 base network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network as existing in December 2021

NOTES:

Volume is adjusted by PCE factor

VMT = vehicle miles of travel (the total combined distance that all vehicles travel on the system)

VHT = vehicle hours of travel (the total combined time that all vehicles are traveling on the system)

VHD = vehicle hours of delay (the total combined time that all vehicles have been delayed on the system based on the difference between forecast travel time and free-flow (ideal) travel time)

LOS = level of service (based on forecast volume to capacity ratios).

LOS E or Worse was determined by V/C ratio that exceeds 0.9 thresholds as indicated in the Riverside County General Plan.

The following formulas were used to calculate the respective values:

VMT = Link Distance * Total Daily Volume
VHT = Average Loaded (Congested) Link Travel Time * Total Daily Volume
VHD = VHT – (Free-flow (Uncongested) Link Travel Time * Total Daily Volume)
VMT LOS E or F = VMT (on links where Daily V/C exceeded 0.90)

Note: Volume to capacity (v/c) ratio thresholds for LOS E are based on the Transportation Research Board 2010 Edition of the Highway Capacity Manual (HCM 2010) LOS Maximum V/C Criteria for Multilane Highways with 45 mph Free Flow Speed (Exhibit 14-5, Chapter 14, Page 14-5).

The calculated values were compared to assess the total change between 2018 Existing and 2045 No-Build scenarios, and the average annual change between 2018 Existing and 2044 No-Build. As can be seen from the RivCoM outputs summarized in **Table 3.1**, the additional traffic generated by new development will cause peak period VMT on the arterial highway network to increase by approximately 47% by the year 2045 (approximately 1.4% per year). In the absence of additional improvements to the transportation network in Western Riverside County, the growth in VMT will cause congestion on the highway system to increase almost exponentially, with the most significant increase in congestion observed on the arterial highway system that includes the TUMF Network. Many facilities will experience a significant increase in vehicle delay and deterioration in LOS to unacceptable levels because of new development and the associated growth in traffic. According to the Highway Capacity Manual 6th Edition – A Guide for Multimodal Mobility Analysis (Transportation Research Board, National Academy of Sciences, Washington, D.C., 2016), "LOS E describes operation at or near capacity. Operations…at this level are highly volatile because there are virtually no usable gaps within the traffic stream, leaving little room to maneuver within the traffic stream. Any disruption to the traffic stream, such as vehicles entering…or a vehicle changing lanes, can establish a disruption wave that propagates throughout the upstream traffic stream….the physical and psychological comfort afforded drivers is poor."

The Congestion Management Program for Riverside County (CMP) published by the Riverside County Transportation Commission (RCTC) in 2011 designates LOS E as the "traffic standards must be set no lower than LOS E for any segment or intersection along the CMP System of Highways and Roadways" in Riverside County. "The intent of the CMP is to more directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality." [4] The CMP provides a mechanism for monitoring congestion on the highway system and, where congestion is observed, establishes procedures for developing a deficiency plan to address improvement needs. The reactive nature of the CMP to identify and remediate existing congestion differs from the proactive nature of the TUMF program to anticipate and provide for future traffic needs. For this reason, the TUMF

[4] Congestion Management Program for Riverside County – Executive Summary (Riverside County Transportation Commission, 2011) Page ES-3, ES-1

program follows the guidance of the Highway Capacity Manual in establishing LOS E as the threshold for unacceptable level of service, and subsequently as the basis for measuring system performance and accounting for existing needs. This approach ensures a more conservative accounting of existing system needs as part of the determination of the "fair share" of mitigating the cumulative regional impacts of future new development on the transportation system.

The continuing need for a mitigation fee on new development is shown by the adverse impact that new development will have on Western Riverside County's transportation infrastructure, and particularly the arterial highway network. As a result of the new development and associated growth in population and employment in Western Riverside County, additional pressure will be placed on the transportation infrastructure with the total peak period VMT on the Western Riverside County Regional System of Highways and Arterials (RSHA; also referred to as the TUMF Network) estimated to increase by approximately 38% or 1.2% compounded annually.

As shown in **Table 3.1**, the peak period VMT on arterial facilities within the TUMF Network experiencing LOS E or worse will increase by approximately 316% or 5.4% compounded annually in Western Riverside County in the period between 2018 and 2045. By 2045, 37% of the total VMT on the TUMF arterial highway system is forecast to be traveling on facilities experiencing daily LOS E or worse. Without improvements to the TUMF arterial highway system, the total vehicle hours of delay (VHD) experienced by area motorists on TUMF arterial highways during the peak periods will increase by approximately 5.0% per year. The combined influences of increased travel demand and worsened LOS that manifest themselves in severe congestion and delay highlighting the continuing need to complete substantial capacity expansion on the TUMF arterial highway system to mitigate the cumulative regional impact of increased travel demand resulting from new development.

The RivCoM outputs summarized in **Table 3.1** clearly demonstrate that the travel demands generated by future new development in the region will lead to increasing levels of traffic congestion, especially on the arterial roadways. The need to improve these roadways to accommodate the anticipated growth in VMT and relieve future congestion is therefore directly linked to the future development which generates the additional travel demand.

3.2 Future Transit Utilization Levels

In addition to the roadway network, public transportation will play a role in serving future travel demand in the region. Transit represents a critical component of the transportation system by providing an alternative mode choice for those not wanting to use an automobile, and particularly for those who do not readily have access to an automobile. As population and employment in Western Riverside County grows because of new development, demand for regional transit services in the region is also expected to grow.

While some future transit trips will be accommodated by inter-regional transit services such as Metrolink, a substantial number of the trips within Western Riverside County will be served by bus transit services and for this reason the provision of regional bus transit service is considered integral to addressing the cumulative regional transportation impacts of new developments. Regional bus transit services within Western Riverside County are primarily provided by RTA.

In 2023, RTA reported average weekday daily ridership of 16,575 on their network of buses[5]. The SCAG 2020 RTP/SCS forecasts for RTA average weekday daily ridership in 2045 is 57,282. These values were used to represent the existing and future transit trips consistent with the analysis of highway trips described in **Section 3.1**. The existing and future transit ridership were compared to assess the impact of new development on transit demand. Average weekday daily ridership would be expected to grow by 40,707 between 2023 and 2045, or an average increase of 1,850 weekday daily riders each year. Average weekday daily system ridership is summarized in **Appendix D**.

The future growth in demand for public transit services is reflective of the cumulative regional impacts of new development, and the associated increase in demand for all types of transportation infrastructure and services to accommodate this growth. Furthermore, bus transit ridership is expected to grow as the improved services being planned and implemented by RTA attract new riders and encourages existing riders to use transit more often as an alternative to driving. Attracting additional riders to bus transit services contributes to the mitigation of the cumulative regional transportation impacts of new development by reducing the number of trips that need to be served on the highway system. The need to provide additional bus transit services within Western Riverside County to satisfy this future demand is therefore directly linked to the future development that generates the demand.

3.3 The TUMF Concept

A sizable percentage of trip-making for any given local community extends beyond the bounds of the individual community as residents pursue employment, education, shopping and entertainment opportunities elsewhere. As new development occurs within a particular local community, this dispersal of trips of all purposes by new residents and the new business that serve them generates additional travel demand and contributes to the need for transportation improvements within their community and in the other communities of Western Riverside County. The idea behind a uniform mitigation fee is to have new development throughout the region contribute uniformly to paying the fair share cost of improving the transportation facilities that serve these trips between communities. Thus, the fee is intended to be used primarily to improve

[5] RTA, like most public transportation agencies, have seen significant short-term declines in transit ridership resulting from changes in travel demands, mode choice and trip distribution following the COVID-19 pandemic. RTA's 2016 actual average weekday daily ridership was 30,700. Post COVID-19, the RTA actual average weekday daily ridership in 2023 was 16,575, a decline of almost 50% of pre-pandemic ridership levels. These levels would be expected to continue to recover toward pre-pandemic levels as potential riders resume more regular work schedules, and apprehension toward the use of transit services for public health reasons wane.

transportation facilities that serve trips between communities within the region (in particular, arterial roadways and regional bus transit services).

Some roadways serve trips between adjacent communities, while some also serve trips between more distant communities within the region. The differing roadway functions led to the concept of using a portion of the fee revenues for a backbone system of arterial roadways that serve the longer-distance trips (i.e. using TUMF revenues from the entire region), while using a second portion of the fee revenues for a secondary system of arterials that serve inter-community trips within a specific subregion or zone (i.e. using TUMF revenues from the communities most directly served by these roads – to some extent, a return-to-source of that portion of the funds). Reflecting the importance of public transit to provide an alternative to highway travel as part of a balanced regional transportation strategy, a third portion of fee revenues was reserved for improvements to regional bus transit services (i.e. using TUMF revenues from the entire region).

Much, but not all, of the new trip-making in each area is generated by residential development (i.e. when people move into new homes, they create new trips on the transportation system as they travel to work, school, shopping or entertainment). Some of the new trips are generated simply by activities associated with new businesses (i.e. new businesses will create new trips through the delivery of goods and services, etc.). Apart from commute trips by residents coming to and from work, and the trips of residents coming to and from new businesses to get goods and services, the travel demands of new businesses are not considered to be directly attributable to residential development. The consideration of different sources of new travel demand is therefore reflected in the concept of assessing both residential and non-residential development for their related transportation impacts.

In summary, the TUMF concept includes the following:

- A uniform fee that is levied on new development throughout Western Riverside County.

- The fee is assessed roughly proportionately on new residential and non-residential development based on the relative impact of each new use on the transportation system.

- A portion of the fee is used to fund capacity improvements on a backbone system of arterial roadways that serve longer-distance trips within the region; a portion of the fee is returned to the subregion or zone in which it was generated to fund capacity improvements on a secondary system of arterial roadways that link the communities in that area; and a portion of the fee is used to fund improvements to regional bus transit services that serve trips between the communities within the region.

4.0 THE TUMF NETWORK

4.1 Identification of the TUMF Roadway Network

An integral element of the initial Nexus Study was the designation of the Western Riverside County Regional System of Highways and Arterials. This network of regionally significant highways represents those arterial and collector highway and roadway facilities that primarily support inter-community trips in Western Riverside County and supplement the regional freeway system. As a result, this system also represents the extents of the network of highways and roadways that would be eligible for TUMF funded improvements. The TUMF Network does ***not*** include the freeways of Western Riverside County as these facilities primarily serve longer distance inter-regional trips and a significant number of pass-through trips that have no origin or destination in Western Riverside County[6].

The TUMF Network is the system of roadways that serve inter-community trips within Western Riverside County and therefore are eligible for improvement funding with TUMF funds. The RSHA for Western Riverside County was identified based on several transportation network and performance guidelines as follows:

1. Arterial highway facilities proposed to have a minimum of four lanes at ultimate build-out (not including freeways).
2. Facilities that serve multiple jurisdictions and/or provide connectivity between communities both within and adjoining Western Riverside County.
3. Facilities with forecast traffic volumes exceeding 20,000 vehicles per day in the future horizon year.
4. Facilities with forecast volume to capacity ratio of 0.90 (LOS E) or greater in the future horizon year.
5. Facilities that accommodate regional fixed route transit services.
6. Facilities that provide direct access to major commercial, industrial, institutional, recreational or tourist activity centers, and multi-modal transportation facilities (such as airports, railway terminals and transit centers).

Appendix E includes exhibits illustrating the various performance measures assessed during the definition of the RSHA.

Transportation facilities in Western Riverside County that generally satisfied these guidelines were initially identified, and a skeletal regional transportation framework evolved from facilities where several guidelines were observed. Representatives of all WRCOG constituent jurisdictions reviewed this framework in the context of current local transportation plans to define the TUMF Network, which was subsequently endorsed by

[6] Since pass-through trips have no origin or destination in Western Riverside County, new development within Western Riverside County cannot be considered responsible for mitigating the impacts of pass-through trips. The impact of pass-through trips and the associated cost to mitigate the impact of pass-through trips (and other inter-regional freeway trips) is addressed in the Riverside County Transportation Commission (RCTC) Western Riverside County Freeway Strategic Plan, Phase II – Detailed Evaluation and Impact Fee Nexus Determination, Final Report dated May 31, 2008.

the WRCOG Public Works Committee, WRCOG Technical Advisory Committee, TUMF Policy Committee and the WRCOG Executive Committee.

The RSHA is illustrated in **Figure 4.1**. As stated previously, the RSHA represents those regional significant highway facilities that primarily serve inter-community trips in Western Riverside County and therefore also represents the extents of the network of highways and roadways that would be eligible for TUMF funded improvements.

The TUMF Network was reviewed as part of the 2024 Nexus Update to ensure facilities generally still met the previously described performance guidelines, and/or that the scope and magnitude of specific improvements to the TUMF Network were roughly proportional to the impacts needing to be mitigated. This review process resulted in the removal of various facilities from the TUMF Network, as well as various changes in the scope and magnitude of specific improvements to the TUMF Network. The resulting TUMF Network used as the basis for this Nexus Update is discussed in **Section 4.3** of this report.

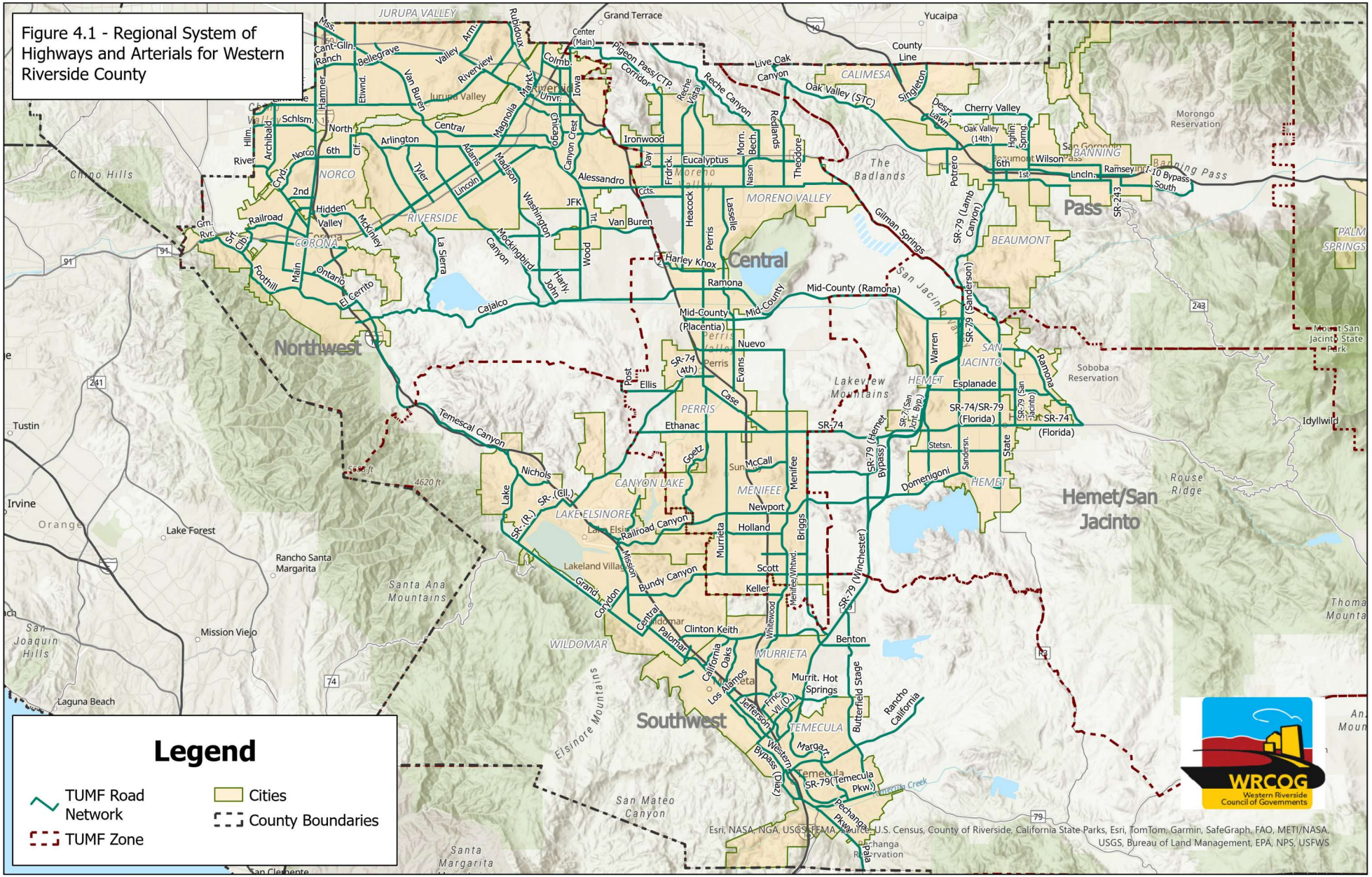


Figure 4.1 - Regional System of Highways and Arterials for Western Riverside County
Legend
TUMF Road Network
TUMF Zone
Cities
County Boundaries
Northwest
Central
Southwest
Pass
Hemet/San Jacinto
JURUPA VALLEY
NORCO
CORONA
RIVERSIDE
MORENO VALLEY
CALIMESA
BEAUMONT
BANNING
PERRIS
SAN JACINTO
HEMET
CANYON LAKE
MENIFEE
LAKE ELSINORE
WILDOMAR
MURRIETA
TEMECULA
Grand Terrace
Yucaipa
Morongo Reservation
Soboba Reservation
Chino Hills
Tustin
Irvine
Lake Forest
Rancho Santa Margarita
Mission Viejo
Laguna Beach
Santa Ana Mountains
San Joaquin Hills
Elsinore Mountains
Lakeview Mountains
The Badlands
Rouse Ridge
Esri, NASA, NGA, USGS, FEMA, Maxar, U.S. Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS
WRCOG
Western Riverside Council of Governments

4.2 Backbone Network and Secondary Network

As indicated previously, the TUMF roadway network was refined to distinguish between facilities of "Regional Significance" and facilities of "Zonal Significance." Facilities of Regional Significance were identified as those that typically are proposed to have a minimum of six lanes at general plan build-out[7], extend across and/or between multiple Area Planning Districts[8], and are forecast to carry at least 25,000 vehicles per day in 2045. The Facilities of Regional Significance have been identified as the "backbone" highway network for Western Riverside County. A portion of the TUMF fee is specifically designated for improvement projects on the backbone system. The backbone network is illustrated in **Figure 4.2**.

Facilities of Zonal Significance (the "secondary" network) represent the balance of the RSHA for Western Riverside County. These facilities are typically within one zone and carry comparatively lesser traffic volumes than the backbone highway network, although they are considered significant for circulation within the respective zone. A portion of the TUMF is specifically designated for improvement projects on the secondary network within the zone in which it is collected. The WRCOG APD or zones are illustrated in **Figure 4.3**.

[7] Although facilities were identified based on the minimum number of lanes anticipated at general plan buildout, in some cases it was determined that there was not sufficient demand for all additional lanes on some facilities until beyond the current timeframe of the TUMF Program (2045). As a result, only a portion of the additional lanes on these facilities have currently been identified for funding with TUMF revenues, reflecting the cumulative impact of new development through the current duration of the TUMF Program.

[8] Area Planning Districts (APD) are the five aggregations of communities used for regional planning functions within the WRCOG area. Area Planning Districts are interchangeably referred to as TUMF Zones.

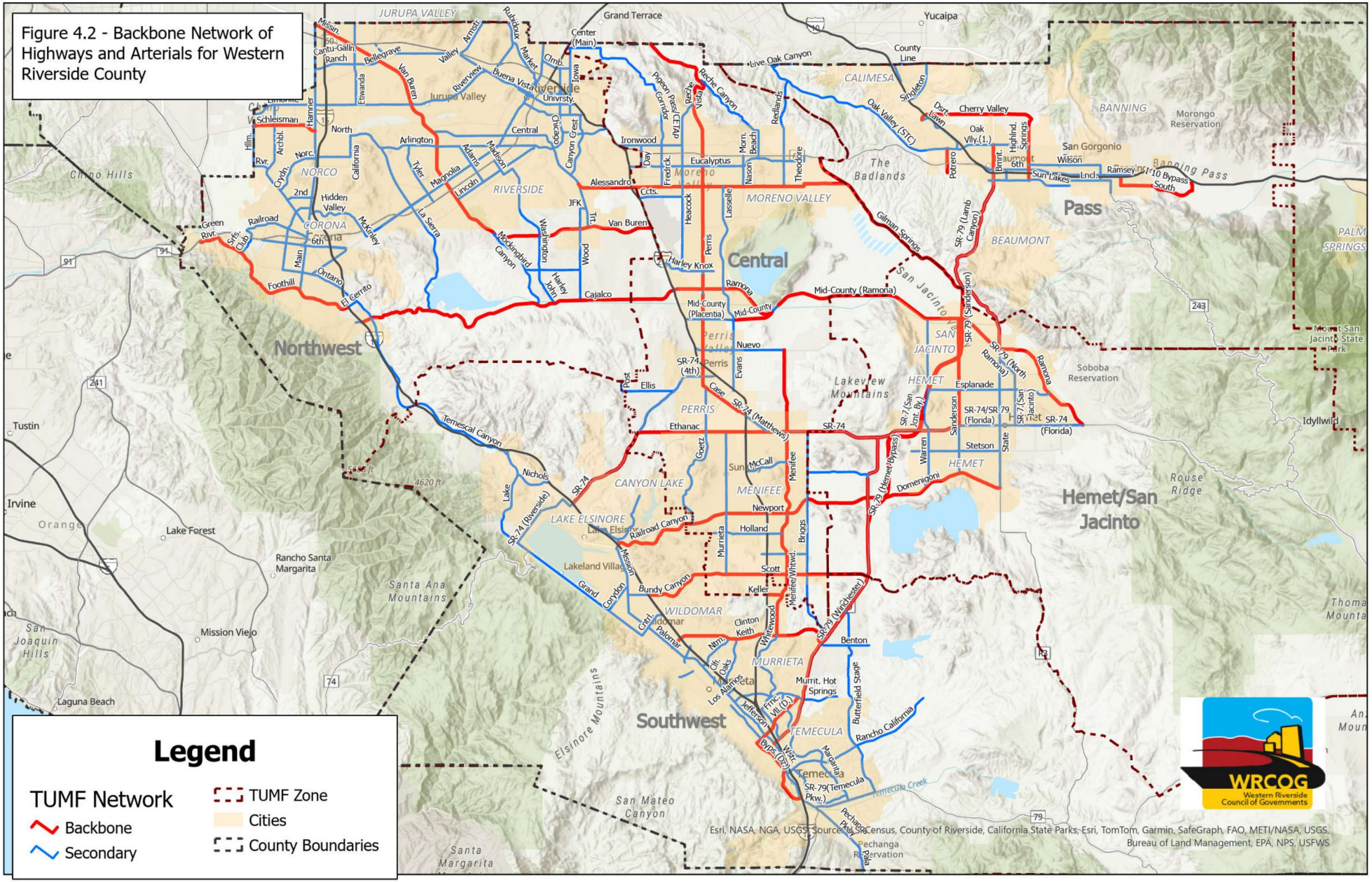


Figure 4.2 - Backbone Network of Highways and Arterials for Western Riverside County
Legend
TUMF Network
Backbone
Secondary
TUMF Zone
Cities
County Boundaries
Northwest
Central
Pass
Southwest
Hemet/San Jacinto
Lake Elsinore
Lakeland Village
Lake Forest
Rancho Santa Margarita
Mission Viejo
Laguna Beach
Irvine
Tustin
Corona
Norco
Riverside
Moreno Valley
Perris
Menifee
Canyon Lake
Murrieta
Temecula
Wildomar
Hemet
San Jacinto
Beaumont
Banning
Calimesa
Yucaipa
Grand Terrace
Jurupa Valley
Chino Hills
Santa Ana Mountains
San Joaquin Hills
Elsinore Mountains
San Mateo Canyon
Santa Margarita
The Badlands
Lakeview Mountains
Morongo Reservation
Soboba Reservation
Pechanga Reservation
Mount San Jacinto State Park
Idyllwild
Rouse Ridge
Thomas Mountain
Esri, NASA, NGA, USGS | Source: Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS
WRCOG
Western Riverside Council of Governments

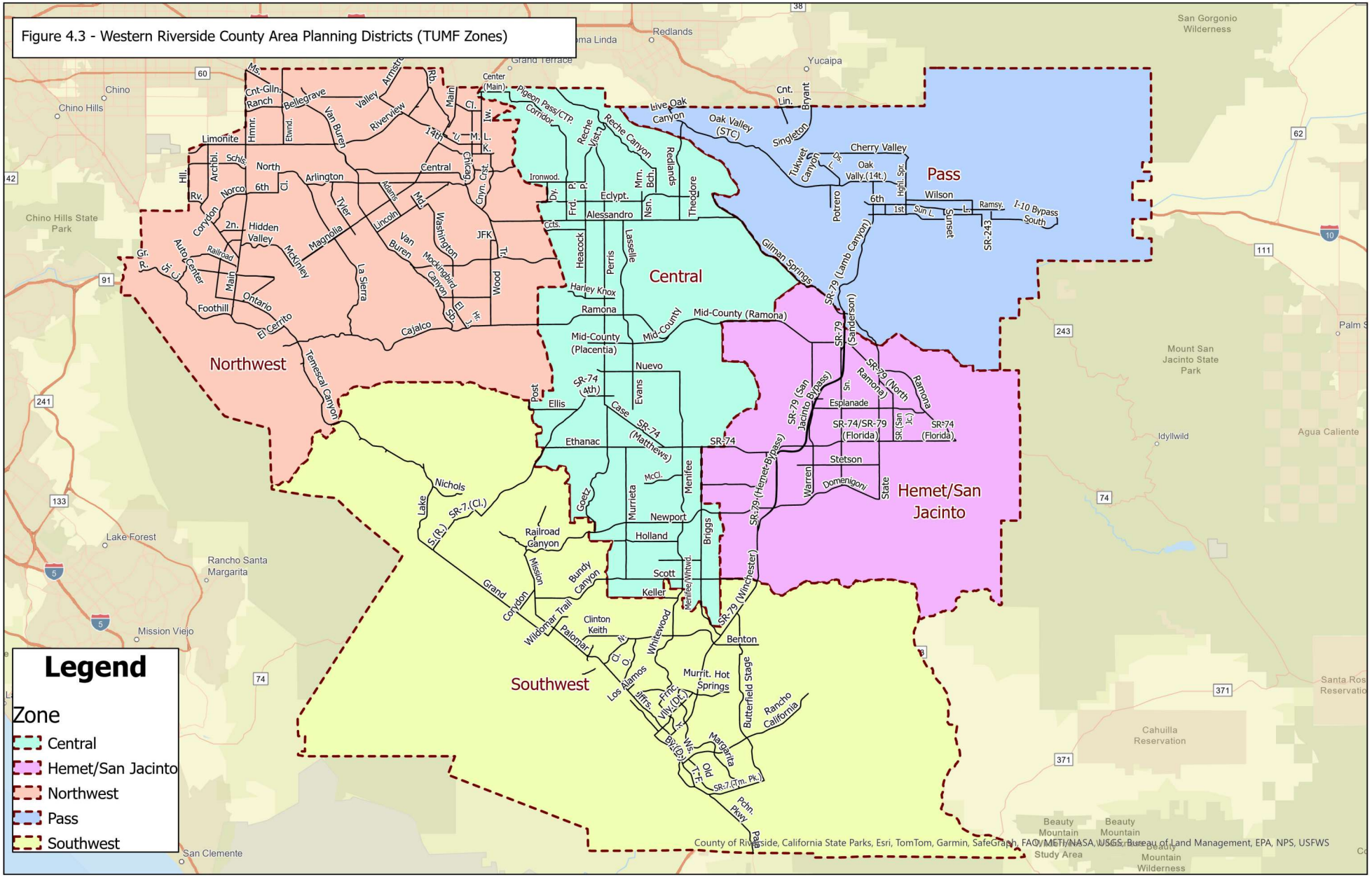


Figure 4.3 - Western Riverside County Area Planning Districts (TUMF Zones)
Legend
Zone
Central
Hemet/San Jacinto
Northwest
Pass
Southwest
Northwest
Central
Pass
Hemet/San Jacinto
Southwest
Redlands
Yucaipa
Chino
Chino Hills
Grand Terrace
San Gorgonio Wilderness
Chino Hills State Park
Mount San Jacinto State Park
Idyllwild
Agua Caliente
Lake Forest
Rancho Santa Margarita
Mission Viejo
San Clemente
Cahuilla Reservation
Santa Ros Reservatio
Beauty Mountain Study Area
Beauty Mountain Wilderness
Limonite
North Arlington
Central
6th
Hidden Valley
Foothill
Ontario
El Cerrito
Cajalco
Temescal Canyon
Harley Knox
Ramona
Mid-County (Placentia)
Mid-County (Ramona)
Nuevo
Ellis
Ethanac
Railroad Canyon
Holland
Newport
Scott
Keller
Benton
Murrit. Hot Springs
Butterfield Stage
Rancho California
Wilson
Cherry Valley
Oak Vally.(14t.)
Potrero
Oak Valley (STC)
Live Oak Canyon
Pigeon Pass/CTP Corridor
Reche Canyon
Gilman Springs
Esplanade
Stetson
Domenigoni
Warren
State
Menifee
Murrieta
Briggs
Goetz
Evans
Case
Post
Nichols
Railroad Canyon
Mission
Bundy Canyon
Grand
Corydon
Wildomar Trail
Palomar
Clinton Keith
Whitewood
Los Alamos
Margarita
Old
Pkwy
Pechn
Pass
SR-74 (4th)
SR-74 (Matthews)
SR-74
SR-74/SR-79 (Florida)
SR-74 (Florida)
SR-79 (Hemet-Bypass)
SR-79 (San Jacinto Bypass)
SR-79 (Sanderson)
SR-79 (North Ramona)
SR-79 (Lamb Canyon)
SR-79 (Winchester)
SR-7 (Cl.)
SR-7 (Gtm. Pk.)
I-10 Bypass South
SR-243
Tukwet Canyon
Singleton
Bryant
Cnt. Lin.
Sunset
Ramsy.
Sun L.
Hghl. Spr.
Oak Vally (14t.)
Cnt-Glln. Ranch
Bellegrave
Van Buren
Valley
Riverview
Armstrong
Rb.
Main
Center (Main)
Cl.
Iw.
14th
Chicago
Cryn. Crst.
Ironwood
Dy.
Frd.
Eclypt.
Alessandro
Cctls.
Mrn.
Bch.
Nsn.
Theodore
Reche Vista
Redlands
Heacock
Perris
Lasselle
Wood
JFK
Tr.
Mockingbird Canyon
El Sob.
Ht.
Van Buren
Lincoln
Adams
Md.
Washington
Tyler
Magnolia
McKinley
La Sierra
Railroad
Main
Auto Center
Gr.
Rv.
Convdon
2n.
Norco
6th
Ci.
Archbi.
Schls.
Hmnr.
Etwnd.
Hill
Rv.
Menifee/Whtwd.
Lake
SR-7 (R.)
Clinton Keith
Palomar
Los Alamos
Whitewood
Bypass (D.)
Ranch California
Margarita
Old
T.-F.
Pechn
Pkwy
Pass
Ramona
Sn.
Jacinto
Sr.
Ci.
Ti.
Ellis
Evans
Case
Post
Menifee
Murrieta
Briggs
Goetz
Mcl.
Warren
State
Domenigoni
Esplanade
Stetson

4.3 Future Roadway Transportation Needs

To calculate a "fair share" fee for new development, it is necessary to estimate the cost of improvements on the TUMF system that will be needed to mitigate the cumulative regional impacts of future transportation demands created by new development. Estimates of the cost to improve the network to mitigate the cumulative impacts of new development were originally developed based on unit costs prepared for the Coachella Valley Association of Governments (CVAG) Regional Arterial Cost Estimate (RACE)[9], and the WRCOG Southwest District SATISFY 2020 Summary of Cost Estimates[10] (TKC/WRCOG 2000). The RACE cost estimates were developed based on a summary of actual construction costs for projects constructed in Riverside County in 1998.

The initial unit cost estimates for the TUMF (based on inflated RACE cost estimates) were reviewed in the context of the SATISFY 2020 Draft Cost Estimates and were consolidated to provide typical improvement costs for each eligible improvement type. The refinement of unit costs was completed to simplify the process of estimating the cost to improve the entire TUMF network. Based on RACE and SATISFY 2020, consolidated cost estimates included typical per mile or lump sum costs for each of the improvement types eligible under the TUMF Program. The resultant revised unit cost estimates were used as the basis for estimating the cost to complete the necessary improvements to the TUMF network to mitigate the cumulative regional transportation impacts of new development.

Variations in the consolidated cost estimates for specific improvement types were provided to reflect differences in topography and land use across the region. Unit costs for roadway construction were originally varied to account for variations in construction cost (in particular, roadway excavation and embankment cost) associated with construction on level (code 1) rolling (code 2) and mountainous (code 3) terrain, respectively. Right-of-way acquisition costs which originally included consideration for land acquisition, documentation and legal fees, relocation and demolition costs, condemnation compensation requirements, utility relocation, and environmental mitigation costs were also varied to account for variations in right-of-way costs associated with urban (developed commercial/residential mixed uses – code 1), suburban (developed residential uses – code 2) and rural (undeveloped uses – code 3) land uses, respectively. Lump sum costs for interchange improvements were originally varied to account for variations in cost associated with new complex, new standard (or fully reconstructed), or major (or partially reconstructed) or minor (individual ramp improvements) interchange improvements.

As part of the 2024 TUMF Nexus Update, the original unit cost categories were revised to generate entirely new unit cost values based on the most recent available construction cost, labor cost and land acquisition cost values for comparable projects within Riverside County. The recalculation of the TUMF unit cost components was completed

[9] Parsons Brinckerhoff/Coachella Valley Association of Governments, 1999, Regional Arterial Cost Estimate (RACE)

[10] TKC/Western Riverside Council of Governments, 2000, SATISFY 2020 Summary of Cost Estimates

as part of the 2024 Nexus Update to reflect the effects of significant changes in materials, labor and land acquisition costs including the influences of supply chain disruptions during and following the COVID-19 pandemic, and the elevated rates of inflation prevailing in the past few years. **Appendix F** provides a detailed outline of the assumptions and methodology leading to the revised TUMF unit cost assumptions developed as part of the 2024 Nexus Update. A new category was also added to the cost assumptions to facilitate the use of intelligent transportation systems (ITS) to enhance traffic flows in arterial corridors that require mitigation but cannot accommodate construction of addition lane capacity.

Section 8.5.1 of the Riverside County Integrated Project (RCIP) Multiple Species Habitat Conservation Plan (MSHCP) adopted by the Riverside County Board of Supervisors on June 17, 2003, states that "each new transportation project will contribute to Plan implementation. Historically, these projects have budgeted 3% - 5% of their construction costs to mitigate environmental impacts." This expectation is reiterated in the Western Riverside County Multiple Species Habitat Conservation Plan Nexus Fee Study Update (Economic & Planning Systems, Inc., October 2020) Section 6 which indicates that "about 44% of the revenue for the program" is expected to be derived from non-fee sources, including " the Measure A sales tax which is authorized through 2039 and other transportation funding sources such as the Transportation Uniform Mitigation Fees (TUMF)." Consistent with the MSHCP Nexus Report, an amount equal to 5% of the construction cost for new TUMF network lanes, bridges and railroad grade separations will be specifically included as part of TUMF Program with revenues to be provided to the Western Riverside County Regional Conservation Authority (RCA) for the acquisition of land identified in the MSHCP. The relevant sections of the MSHCP document and the most recent MSHCP Nexus Report are included in **Appendix F**.

Table 4.1 summarizes the unit cost estimate assumptions used to develop the TUMF network cost estimate as part of the current Nexus Update. **Table 4.1** also includes a comparison of the original TUMF unit cost assumptions and the 2016 Nexus Study unit cost assumptions that demonstrates the significant increases in unit costs observed during recent years. In most cases the unit cost assumptions have more than doubled from those used for the 2016 Nexus Study. Cost estimates are provided in current year values as indicated.

To estimate the cost of improving the regional network to provide for traffic growth from new development, the network characteristics and performance guidelines (outlined in **Section 4.1**) were initially used as a basis for determining the needed improvements. The initial list of improvements was then compared with local General Plan Circulation Elements to ensure that the TUMF network included planned arterial roadways of regional significance. A consolidated list of proposed improvements and the unit cost assumptions were then used to establish an initial estimate of the cost to improve the network to mitigate for future traffic growth associated with new development. This initial list of proposed improvements has since been revised and updated as part of each subsequent Nexus Update to reflect the completion of projects, changing levels of development and associated changes in travel demand and transportation system impacts to be mitigated as part of the TUMF program.

Table 4.1 - Unit Costs for Arterial Highway and Street Construction

Component Type	Original Cost Assumptions as published October 18, 2002	Cost Assumptions per 2016 Nexus Study July 10, 2017	**Cost Assumptions per 2024 Nexus Update**	Description
Terrain 1	$550,000	$692,000	**$1,132,000**	Construction cost per lane mile - level terrain
Terrain 2	$850,000	$878,000	**$1,740,000**	Construction cost per lane mile - rolling terrain
Terrain 3	$1,150,000	$1,064,000	**$2,350,000**	Construction cost per lane mile - mountainous terrain
Landuse 1	$900,000	$2,509,000	**$7,830,000**	ROW cost factor per lane mile - urban areas
Landuse 2	$420,000	$2,263,000	**$5,440,000**	ROW cost factor per lane mile - suburban areas
Landuse 3	$240,000	$287,000	**$490,000**	ROW cost factor per lane mile - rural areas
Interchange 1	n/a	$50,032,000	**$84,190,000**	Complex new interchange/interchange modification cost
Interchange 2	$20,000,000	$25,558,000	**$43,490,000**	New interchange/interchange modification total cost
Interchange 3	$10,000,000	$12,343,000	**$22,550,000**	Major interchange improvement total cost
Bridge 1	$2,000	$3,180	**$4,800**	Bridge total cost per lane per linear foot
RRXing 1	$4,500,000	$6,376,000	**$18,200,000**	New Rail Grade Crossing per lane
RRXing 2	$2,250,000	$2,733,000	**$6,900,000**	Existing Rail Grade Crossing per lane
ITS 1			**$686,400**	Infrastructure for ITS of roadway segments per route mile
Planning	10%	10%	**10%**	Planning, preliminary engineering and environmental assessment costs based on construction cost only
Engineering	25%	25%	**25%**	Project study report, design, permitting and construction oversight costs based on construction cost only
Contingency	10%	10%	**10%**	Contingency costs based on total segment cost
Administration		4%	**4%**	TUMF program administration based on total TUMF eligible network cost
MSHCP		5%	**5%**	TUMF component of MSHCP based on total TUMF eligible construction cost

As indicated in **Table 2.4** and **Figure 2.4**, the anticipated rate of forecasted growth in Western Riverside County has been reduced by 4% for population, 3% for single-family residential and 31% for employment. This reduced rate of forecasted socioeconomic growth has a commensurate impact on the forecasted daily traffic in the region as demonstrated by the 2016 Nexus Study VMT compared to the 2024 Nexus Update VMT in **Table 4.2**. As shown in the table, the forecast peak period VMT on the TUMF arterial network in the year 2045 as the basis for the 2024 Nexus Update is more than 5% less than the comparable peak period VMT for 2040 used for the 2016 Nexus Study.

Table 4.2 – Forecasted Daily Traffic in Western Riverside County

Measure of Performance	2024 Nexus Update		2016 Nexus Study	
	Peak Period		Peak Period	
	2018 Existing	2045 No-Build	2012 Existing	2040 No-Build
VMT - Total ALL FACILITIES	23,284,724	29,897,254	19,532,437	29,277,587
VMT - FREEWAYS	13,514,522	15,490,284	11,019,155	14,487,570
VMT - ALL ARTERIALS	9,770,202	14,406,970	8,513,282	14,790,016
TOTAL - TUMF ARTERIAL VMT	**6,216,985**	**8,597,200**	**5,585,202**	**9,089,495**

Source: RivCoM 2018 base network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network as existing in December 2021; RivTAM 2012 network and SCAG 2016 RTP/SCS SED with updated 2015 arterial network completed by WSP, September 2016

As a result of the reduced forecast traffic growth in the region, it is anticipated that the cumulative regional impacts of new development on the arterial highway and transit systems in the region is also reduced necessitating a reduction in the projects identified on the TUMF Network to mitigate the impacts of new development. As part of the 2024 Nexus Update, the list of proposed improvements included in the initial Nexus Study and validated during the subsequent Nexus updates was reviewed for accuracy and, where necessary, amended to remove or modify projects that have changed in need to mitigate impacts based on changes in the patterns of growth and travel demand within the region. Projects completed since the adoption of the 2016 Nexus Update were also removed from the network to reflect the fact that mitigation at these locations is no longer required. The specific network changes were screened by the WRCOG Public Works Committee for consistency with TUMF network guidelines including travel demand and traffic performance.

Based on the findings of the network screening, elements of specific projects were revised to reflect necessary network corrections and modifications to project assumptions. A matrix summarizing the disposition of the requests received as part of the 2024 TUMF Nexus Update was developed and is included in **Appendix G**.

Eligible arterial highway and street improvement types to mitigate the cumulative regional transportation impacts of new development on Network facilities include:

1. Construction of additional Network roadway lanes
2. Construction of new Network roadway segments
3. Expansion of existing Network bridge structures
4. Construction of new Network bridge structures
5. Expansion of existing Network interchanges with freeways
6. Construction of new Network interchanges with freeways
7. Grade separation of existing Network at-grade railroad crossings
8. Installation of ITS along Network roadway segments

All eligible improvement types, except for ITS, provide additional capacity to Network facilities to accommodate future traffic growth generated by new development in Western Riverside County. ITS provides the ability to improve traffic flows along corridors

where capacity expansion is not possible. Following the comprehensive update of the TUMF Program, the estimated total cost to improve the RSHA for Western Riverside County is $4.84 billion with this cost including all arterial highway and street planning, engineering, design, right-of-way acquisition and capital construction costs, but not including transit, MSHCP or program administration costs that will be subsequently described. It should be noted that the full cost to improve the TUMF Network cannot be entirely attributed to new development and must be adjusted to account for the previous obligation of other funds to complete necessary improvements and unfunded existing needs. **Sections 4.5** and **4.6** describe the adjustments to the total TUMF Network improvement need to account for existing needs and obligated funds.

In addition to the arterial highway and street improvement costs indicated above, the TUMF Nexus Update included specific consideration for the TUMF Program obligation to the MSHCP program to mitigate the impact of TUMF network improvements on species and habitat within Western Riverside County. The TUMF obligation to MSHCP was calculated at a rate of 5% of the total construction (capital) cost of new lane segments, bridges and railroad grade separations on the TUMF Network. The total obligation to the MSHCP as indicated in the TUMF Network cost fee table is approximately $64.6 million, although the total obligation specific to the TUMF program is reduced to account for MSHCP obligations associated with improvements addressing existing needs and therefore excluded from TUMF.

The TUMF 2024 Nexus Update similarly includes specific consideration of the costs associated with WRCOG administration of the TUMF Program. The average cost for WRCOG to administer the TUMF Program was calculated at a rate of 4% of the total eligible cost of new lane segments (including interchanges, bridges and railroad grade separations) on the TUMF Network and new transit services. Administration costs incurred by WRCOG include direct salary, fringe benefit and overhead costs for WRCOG staff assigned to administer the program and support participating jurisdictions, and costs for consultant, legal and auditing services to support the implementation of the TUMF program. The total cost for WRCOG administration of the TUMF Program as indicated in the TUMF Network cost fee table is approximately $161.2 million.

The detailed TUMF network cost calculations are provided in **Section 4.7**, including each of the individual segments and cost components considered as part of the TUMF Program, and the maximum eligible TUMF share for each segment following adjustments for obligated funding and unfunded existing needs as described in subsequent sections.

4.4 Public Transportation Component of the TUMF System

In addition to the roadway network, public transportation plays a key role in serving future travel demand in the region. Public transportation serving inter-community trips is generally provided in the form of public bus transit services and in particular express bus or other high frequency services between strategically located community transit centers. In Western Riverside County, these bus transit services are typically provided by

RTA. Transit needs to serve future regional travel in Western Riverside County via bus transit include vehicle acquisitions, transit centers, express bus stop upgrades, maintenance facilities and other associated capital improvements to develop express bus or other high frequency inter-community transit bus services within the region. Metrolink commuter rail service improvements were not included in the TUMF Program as they typically serve longer inter-regional commute trips equivalent to freeway trips on the inter-regional highway system.

The network of regionally significant bus transit services represents those express bus and other high frequency transit bus services that primarily support inter-community trips in Western Riverside County and supplement the regional highway system and inter-regional commuter rail services. As a result, this portion of the bus transit system also represents the extents of the network of bus services that would be eligible for TUMF funded improvements.

The TUMF Bus Transit Network is the system of bus services that serve inter-community trips within Western Riverside County and therefore are eligible for improvement funding with TUMF funds. The Bus Transit Network for Western Riverside County was identified based on several transit network and performance guidelines as follows:

1. Bus transit routes (or corridors comprised of multiple overlapping routes) proposed to have a frequency of greater than three buses per direction during peak hours at ultimate build out.
2. Routes or corridors that serve multiple jurisdictions and/or provide connectivity between communities, both within and adjoining western Riverside County.
3. Routes or corridors with forecast weekday bus ridership in excess of 1,000 person trips per day by 2040.
4. Routes or corridors that are proposed to provide timed interconnections with at least four other routes or corridors at ultimate build out.
5. Routes or corridors that utilize the majority of travel along the TUMF RSHA.
6. Routes or corridors that provide direct access to areas of forecast population and employment growth, major commercial, industrial, institutional, recreational or tourist activity centers, and multi-modal transportation facilities (such as airports, railway terminals and transit centers).

Express bus routes and other high-frequency bus transit routes and corridors in Western Riverside County that generally satisfied the respective guidelines were identified by RTA. Updated cost estimates for improving the infrastructure serving public transportation, including construction of transit centers and transfer facilities, express bus stop upgrades, and capital improvements needed to develop express bus and other high frequency bus transit service within the region were also provided by RTA. The updated transit unit cost data provided by RTA are shown in **Table 4.3**.

Table 4.3 - Unit Costs for Transit Capital Expenditures

Component Type*	Original Cost Assumptions as published October 18, 2002	Cost Assumptions per 2016 Nexus Study July 10, 2017	**Cost Assumptions per 2024 Nexus Update**	Description
Transit Center 1		$6,000,000	**$7,465,000**	Relocation/expansion of existing Regional Transit Center with up to 14 bus bays and park and ride
Transit Center 2	$6,000,000	$9,000,000	**$11,195,000**	New Regional Transit Center with up to 14 bus bays and park and ride
Transfer Facility		$1,000,000	**$1,245,000**	Multiple route transfer hub
O & M Facility		$50,000,000	**$62,186,000**	Regional Operations and Maintenance Facility
Green Technology			**$100,000**	ZEB technology enhancements
Bus Stop	$10,000	$40,000	**$50,000**	Bus Stop Amenities Upgrade on TUMF Network
BRT Service Capital	$540,000	$60,000	**$75,000**	BRT/Limited Stop Service Capital (per stop**)
Vehicle Fleet 1* **			**$160,000**	Small Sized Bus/Van Contract Operated
Vehicle Fleet 2		$155,000	**$300,000**	Medium Sized Bus Contract Operated
Vehicle Fleet 3	$325,125	$585,000	**$1,271,000**	Large Sized Bus Directly Operated
COA Study		$950,000	**$1,150,000**	Comprehensive Operational Analysis Study component of Nexus Study Update

* Transit Cost Component Types were restructured as part of the 2016 Nexus Update in accordance with the RTA Comprehensive Operational Analysis (January 2015)

** BRT Service Capital Cost Assumption was based on a per mile unit prior to the 2016 Nexus Update. 2016 Nexus Update uses a per stop unit cost for BRT Service Capital

*** Vehicle Fleet component was restructured as part of the 2024 Nexus Update with the inclusion of Small Sized Bus/Van Contract Operated as Vehicle Fleet 1 and subsequent renumbering of Vehicle Fleet 2 and 3, respectively

The estimated total cost for future RTA bus transit services to accommodate forecast transit demand is approximately $217.9 million with this cost including all planning, engineering, design and capital improvement costs. Detailed transit component cost estimates are included in **Section 4.7**. The full cost to improve RTA bus transit services cannot be entirely attributed to new development and must be adjusted to account for existing needs. **Section 4.6** describes the adjustments to the total transit cost to account for existing needs.

4.5 Existing Obligated Funding

For some of the facilities identified in the TUMF network, existing obligated funding has previously been secured through traditional funding sources to complete necessary improvements. Since funding has been obligated to provide for the completion of needed improvements to the TUMF system, the funded cost of these improvements will not be recaptured from future developments through the TUMF Program. As a result, the TUMF network cost was adjusted accordingly to reflect the availability of obligated funds.

To determine the availability of obligated funds, WRCOG staff, in conjunction with RCTC staff, completed a review of the current Federal Transportation improvement Program (FTIP) to identify TUMF eligible projects that were also programmed to receive funding from alternate sources. A table summarizing the obligated funds for segments of the TUMF network is included in **Appendix H**. A total of $382.9 million in obligated funding was identified for improvements to the TUMF system. The estimated total TUMF network project cost was subsequently reduced by this amount.

4.6 Unfunded Existing Improvement Needs

A review of the existing traffic conditions on the TUMF network (as presented in **Table 3.1**) indicates that some segments of the roadways on the TUMF system currently experience congestion and operate at unacceptable levels of service. In addition, demand for inter-community transit service already exists and future utilization of proposed inter-community transit services will partially satisfy this existing demand. The need to improve these portions of the system is generated, at least in part, by existing demand, rather than solely the cumulative regional impacts of future new development, so future new development cannot be assessed for the equivalent cost share of improvements providing for this existing need.

To account for existing need in the TUMF Network, the cost for facilities identified as currently experiencing LOS E or F was adjusted. This was done by identifying the portion of any segment of the TUMF Network with a volume to capacity (v/c) ratio of greater than 0.9 (the threshold for LOS E) in the RivCoM 2018 Existing scenario and extracting the share of the overall facility cost to improve that portion. This cost adjustment provides for the mitigation of incremental traffic growth on those TUMF segments with an existing high level of congestion. The following approach was applied to account for incremental traffic growth associated with new development as part of the existing need methodology:

1. Facilities with an existing need were identified by reviewing the RivCoM 2018 Existing scenario assigned traffic on the 2021 existing network and delineating

those facilities included on the TUMF Cost Fee Summary Table that have an average directional v/c exceeding 0.90[11].

a. Weighted directional v/c values were used to determine existing need for network segments, which was calculated by:
    i. Determining the length for the portion of each segment (model link), and calculating the ratio of link length to the overall segment length
    ii. Generating the average directional v/c for each link, for both directions in AM and PM periods, and multiplying by link/segment length ratio
    iii. Determining the maximum peak-period peak-direction v/c for each link, representing the highest directional v/c in either AM or PM
    iv. Calculating weighted average v/c for each TUMF segment, based on the sum of all weighted max v/c values of each link within a segment

b. A similar method was used to determine existing need for spot improvements including interchanges, railroad crossings and bridges. However, no weighting was used in the calculation of existing need for spot improvements. For these facilities, the peak-period peak-direction v/c values (highest directional v/c in either AM or PM) were utilized in the existing need calculation. This was based on the individual link within a network segment where a bridge or railroad crossing is located, or on- and off-ramps in the case of interchanges.

2. Initial costs of addressing the existing need were calculated by estimating the share of a particular roadway segments "new lane" cost, or individual spot improvement cost (including all associated ROW and soft costs).

3. Incremental growth in v/c was determined by comparing the average directional exisitng year v/c for the TUMF facilities (delineated under step one) with the horizon year v/c for the corresponding segments and spot improvements calculated based on the RivCoM 2045 No-Build scenario assigned traffic on the 2021 existing network using the same methodology as the existing year v/c.

[11] The RivCoM 2021 Existing Network used for the TUMF Nexus Study analyses reflects the RivCoM 2018 base year network augmented to include highways facilities on the TUMF Network as they existed in December 2021. A second version of the base network was also developed adding only those facilities that had been identified on the 2016 TUMF Nexus study 2040 Build scenario that did not currently exist in December 2021 and therefore were not represented by a link(s) in the RivCoM base network. The Supplemental 2021 Existing Network was utilized as the basis for determining existing and future v/c for only those projects that did not currently exist on the 2021 TUMF Network.

4. The proportion of the incremental growth attributable to new development was determined by dividing the result of step three with the total 2045 No-Build scenario v/c exceeding LOS E.

5. For those segments experiencing a net increase in v/c over the base year, TUMF will 'discount' the cost of existing need improvements by the proportion of the incremental v/c growth through 2045 No-Build compared to the 2018 Baseline v/c (up to a maximum of 100%).

The unfunded cost of existing highway improvement needs (including the related MSHCP obligation) totals $582.6 million. **Appendix H** includes a detailed breakdown of the existing highway improvement needs on the TUMF network, including the associated unfunded improvement cost estimate for each segment and spot improvement experiencing unacceptable LOS.

For transit service improvements, the cost to provide for existing demand was determined by multiplying the total transit component cost by the share of future transit trips representing existing demand. The cost of existing transit service improvement needs is $63.0 million representing 28.9% of the TUMF transit component. **Appendix H** includes tables reflecting the calculation of the existing transit need share and the existing transit need cost.

4.7 Maximum TUMF Eligible Cost

A total of $382.9 million in obligated funding was identified for improvements to the TUMF system. Since these improvements are already funded with other available revenue sources, the funded portion of these projects cannot also be funded with TUMF revenues. Furthermore, the total cost of the unfunded existing improvement need is $646.9 million. These improvements are needed to mitigate existing transportation deficiencies and therefore their costs cannot be assigned to new development through TUMF.

Based on the estimated costs described in **Sections 4.3** and **4.4**, the total value to complete the identified TUMF network and transit improvements, and administer the program is $5.28 billion. Having accounted for obligated funds and unfunded existing needs as described in **Sections 4.5** and **4.6**, respectively, the estimated maximum eligible value of the TUMF Program is $4.24 billion. The maximum eligible value of the TUMF Program includes approximately $3.87 billion in eligible arterial highway and street related improvements and $154.8 million in eligible transit related improvements. An additional $53.9 million is eligible as part of the TUMF Program to mitigate the impact of eligible TUMF related arterial highway and street projects on critical native species and wildlife habitat, while $161.2 million is provided to cover the costs incurred by WRCOG to administer the TUMF Program.

Figure 4.4 illustrates the various improvements to the RSHA included as part of the TUMF network cost calculation. **Table 4.4** summarizes the TUMF network cost calculations for each of the individual segments. This table also identifies the maximum eligible TUMF share for each segment having accounted for obligated funding and unfunded

existing need. A detailed breakdown of the individual cost components and values for the various TUMF Network segments is included in **Appendix H**. **Table 4.5** outlines the detailed transit component cost estimates. It should be noted that the detailed cost tables (and fee levels) are subject to regular review and updating by WRCOG and therefore WRCOG should be contacted directly to obtain the most recently adopted version of these tables (and to confirm the corresponding fee level).

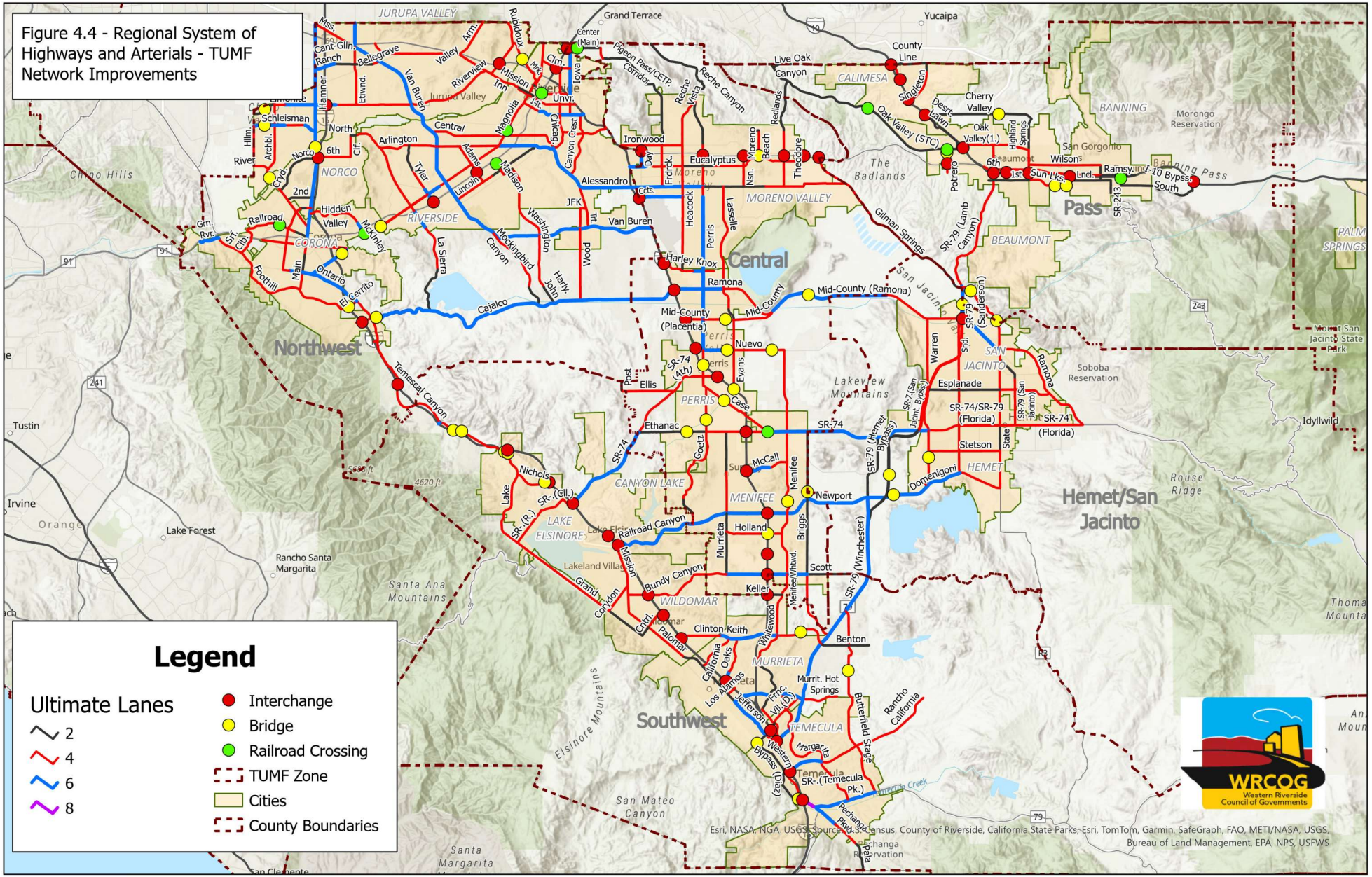


Figure 4.4 - Regional System of Highways and Arterials - TUMF Network Improvements
Legend
Ultimate Lanes
2
4
6
8
Interchange
Bridge
Railroad Crossing
TUMF Zone
Cities
County Boundaries
Northwest
Central
Southwest
Pass
Hemet/San Jacinto
JURUPA VALLEY
NORCO
CORONA
RIVERSIDE
MORENO VALLEY
CALIMESA
BANNING
BEAUMONT
PERRIS
SAN JACINTO
HEMET
CANYON LAKE
MENIFEE
LAKE ELSINORE
WILDOMAR
MURRIETA
TEMECULA
Grand Terrace
Yucaipa
Chino Hills
Tustin
Irvine
Lake Forest
Rancho Santa Margarita
Santa Ana Mountains
Elsinore Mountains
San Mateo Canyon
Santa Margarita
Morongo Reservation
Soboba Reservation
Pechanga Reservation
Mount San Jacinto State Park
Idyllwild
Rouse Ridge
Lakeview Mountains
The Badlands
Esri, NASA, NGA, USGS | Source: Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS
WRCOG
Western Riverside Council of Governments

Table 4.4 - TUMF Network Cost Estimates

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Central	Menifee	Ethanac	Goetz	Murrieta	$0	$0
Central	Menifee	Ethanac	Murrieta	I-215	$0	$0
Central	Menifee	Ethanac	I-215	interchange	$32,698,000	$32,698,000
Central	Menifee	Ethanac	Sherman	Matthews	$2,674,000	$2,674,000
Central	Menifee	Ethanac	BNSF San Jacinto Branch	railroad crossing	$105,560,000	$105,560,000
Central	Menifee	Menifee	SR-74 (Pinacate)	Simpson	$1,307,000	$1,307,000
Central	Menifee	Menifee	Salt Creek	bridge	$4,384,000	$4,384,000
Central	Menifee	Menifee	Simpson	Aldergate	$0	$0
Central	Menifee	Menifee	Aldergate	Newport	$0	$0
Central	Menifee	Menifee	Newport	Holland	$0	$0
Central	Menifee	Menifee	Holland	Garbani	$0	$0
Central	Menifee	Menifee	Garbani	Scott	$4,353,000	$4,353,000
Central	Menifee	Menifee/Whitewood	Scott	Murrieta City Limit	$0	$0
Central	Menifee	Newport	Goetz	Murrieta	$0	$0
Central	Menifee	Newport	Murrieta	I-215	$1,130,000	$1,130,000
Central	Menifee	Newport	I-215	Menifee	$0	$0
Central	Menifee	Newport	Menifee	Lindenberger	$0	$0
Central	Menifee	Newport	Lindenberger	SR-79 (Winchester)	$0	$0
Central	Menifee	Scott	I-215	Briggs	$8,635,000	$8,635,000
Central	Menifee	Scott	I-215	interchange	$0	$0
Central	Menifee	Scott	Sunset	Murrieta	$4,388,000	$4,388,000
Central	Menifee	Scott	Murrieta	I-215	$16,949,000	$12,949,000
Central	Menifee	SR-74	Matthews	Briggs	$8,254,000	$8,254,000
Central	Moreno Valley	Alessandro	I-215	Perris	$13,420,000	$13,420,000
Central	Moreno Valley	Alessandro	Perris	Nason	$0	$0
Central	Moreno Valley	Alessandro	Nason	Moreno Beach	$0	$0
Central	Moreno Valley	Alessandro	Moreno Beach	Gilman Springs	$18,019,000	$18,019,000
Central	Moreno Valley	Gilman Springs	SR-60	Alessandro	$7,291,000	$7,291,000
Central	Moreno Valley	Gilman Springs	SR-60	interchange	$0	$0
Central	Moreno Valley	Perris	Reche Vista	Ironwood	$0	$0
Central	Moreno Valley	Perris	Ironwood	Sunnymead	$0	$0
Central	Moreno Valley	Perris	SR-60	interchange	$32,698,000	$11,192,000
Central	Moreno Valley	Perris	Sunnymead	Cactus	$0	$0
Central	Moreno Valley	Perris	Cactus	Harley Knox	$0	$0
Central	Moreno Valley	Reche Vista	Country	Heacock	$7,486,000	$3,799,000
Central	Perris	11th/Case	Perris	Goetz	$4,582,000	$4,582,000
Central	Perris	Case	Goetz	I-215	$20,876,000	$20,876,000
Central	Perris	Case	San Jacinto River	bridge	$1,740,000	$1,235,000
Central	Perris	Ethanac	Keystone	Goetz	$6,056,000	$6,056,000
Central	Perris	Ethanac	San Jacinto River	bridge	$5,568,000	$5,568,000
Central	Perris	Ethanac	I-215	Sherman	$5,316,000	$5,316,000
Central	Perris	Goetz	Case	Ethanac	$1,507,000	$999,000
Central	Perris	Goetz	San Jacinto River	bridge	$5,568,000	$3,398,000
Central	Perris	Mid-County (Placentia)	I-215	Perris	$15,655,000	$15,655,000
Central	Perris	Mid-County (Placentia)	I-215	interchange	$0	$0
Central	Perris	Mid-County (Placentia)	Perris	Evans	$22,985,000	$22,985,000
Central	Perris	Mid-County (Placentia)	Perris Valley Storm Channel	bridge	$8,352,000	$8,352,000
Central	Perris	Perris	Harley Knox	Ramona	$0	$0
Central	Perris	Perris	Ramona	Citrus	$7,063,000	$7,063,000
Central	Perris	Perris	Citrus	Nuevo	$0	$0
Central	Perris	Perris	Nuevo	11th	$6,927,000	$6,927,000
Central	Perris	Perris	I-215 overcrossing	bridge	$0	$0
Central	Perris	Ramona	I-215	Perris	$5,039,000	$5,039,000
Central	Perris	Ramona	I-215	interchange	$32,698,000	$7,725,000
Central	Perris	Ramona	Perris	Evans	$0	$0
Central	Perris	Ramona	Evans	Mid-County (2,800 ft E of Rider)	$0	$0
Central	Perris	SR-74 (4th)	Ellis	I-215	$0	$0
Central	Unincorporated	Ethanac	SR-74	Keystone	$4,666,000	$4,666,000
Central	Unincorporated	Gilman Springs	Alessandro	Bridge Road	$30,601,000	$30,601,000
Central	Unincorporated	Menifee	Nuevo	SR-74 (Pinacate)	$16,684,000	$16,684,000
Central	Unincorporated	Mid-County	Evans	Ramona (2,800 ft E of Rider)	$12,156,000	$12,156,000
Central	Unincorporated	Mid-County (Ramona)	Ramona (2,800 ft E of Rider)	Pico Avenue	$0	$0
Central	Unincorporated	Mid-County (Ramona)	Pico Avenue	Bridge Road	$47,769,000	$47,769,000
Central	Unincorporated	Mid-County (Ramona)	San Jacinto River	bridge	$36,192,000	$36,192,000
Central	Unincorporated	Reche Canyon	San Bernardino County	Reche Vista	$0	$0
Central	Unincorporated	Reche Vista	Reche Canyon	Country	$0	$0
Central	Unincorporated	Scott	Briggs	SR-79 (Winchester)	$0	$0
Central	Unincorporated	SR-74	Ethanac	Ellis	$0	$0
Northwest	Corona	Cajalco	I-15	Temescal Canyon	$0	$0
Northwest	Corona	Cajalco	I-15	interchange	$0	$0
Northwest	Corona	Foothill	Paseo Grande	Lincoln	$0	$0
Northwest	Corona	Foothill	Wardlow Wash	bridge	$0	$0
Northwest	Corona	Foothill	Lincoln	California	$0	$0
Northwest	Corona	Foothill	California	I-15	$0	$0
Northwest	Corona	Green River	SR-91	Dominguez Ranch	$0	$0
Northwest	Corona	Green River	Dominguez Ranch	Palisades	$0	$0
Northwest	Corona	Green River	Palisades	Paseo Grande	$0	$0
Northwest	Eastvale	Schleisman	San Bernardino County	600' e/o Cucamonga Creek	$648,000	$648,000
Northwest	Eastvale	Schleisman	Cucamonga Creek	bridge	$0	$0
Northwest	Eastvale	Schleisman	600' e/o Cucamonga Creek	Harrison	$866,000	$866,000
Northwest	Eastvale	Schleisman	Harrison	Sumner	$488,000	$488,000
Northwest	Eastvale	Schleisman	Sumner	Scholar	$7,625,000	$7,625,000
Northwest	Eastvale	Schleisman	Scholar	A Street	$119,000	$119,000
Northwest	Eastvale	Schleisman	A Street	Hamner	$209,000	$209,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Northwest	Jurupa Valley	Van Buren	SR-60	Bellegrave	$23,928,000	$10,461,000
Northwest	Jurupa Valley	Van Buren	Bellegrave	Santa Ana River	$60,900,000	$0
Northwest	Riverside	Alessandro	Arlington	Trautwein	$2,410,000	$2,410,000
Northwest	Riverside	Arlington	La Sierra	Magnolia	$0	$0
Northwest	Riverside	Arlington	Magnolia	Alessandro	$46,465,000	$46,465,000
Northwest	Riverside	Van Buren	Santa Ana River	SR-91	$5,230,000	$4,392,000
Northwest	Riverside	Van Buren	SR-91	Mockingbird Canyon	$39,493,000	$21,292,000
Northwest	Riverside	Van Buren	Wood	Trautwein	$0	$0
Northwest	Riverside	Van Buren	Trautwein	Orange Terrace	$7,574,000	$7,574,000
Northwest	Unincorporated	Alessandro	Trautwein	Vista Grande	$0	$0
Northwest	Unincorporated	Alessandro	Vista Grande	I-215	$0	$0
Northwest	Unincorporated	Cajalco	El Sobrante	Harley John	$10,580,000	$9,817,000
Northwest	Unincorporated	Cajalco	Harley John	Harvil	$166,492,000	$166,492,000
Northwest	Unincorporated	Cajalco	Harvil	I-215	$1,238,000	$1,238,000
Northwest	Unincorporated	Cajalco	Temescal Canyon	La Sierra	$49,596,000	$35,953,000
Northwest	Unincorporated	Cajalco	Temescal Wash	bridge	$4,872,000	$1,907,000
Northwest	Unincorporated	Cajalco	La Sierra	El Sobrante	$96,453,000	$96,453,000
Northwest	Unincorporated	Van Buren	Mockingbird Canyon	Wood	$67,429,000	$67,429,000
Northwest	Unincorporated	Van Buren	Orange Terrace	I-215	$0	$0
Pass	Banning	Highland Springs	Wilson (8th)	Sun Lakes	$0	$0
Pass	Banning	Highland Springs	I-10	interchange	$63,061,000	$32,516,000
Pass	Banning	Highland Springs	Oak Valley (14th)	Wilson (8th)	$0	$0
Pass	Banning	Highland Springs	Cherry Valley	Oak Valley (14th)	$0	$0
Pass	Banning	I-10 Bypass South	I-10	Morongo Trail (Apache Trail)	$50,110,000	$50,110,000
Pass	Banning	I-10 Bypass South	I-10	interchange	$63,061,000	$63,061,000
Pass	Banning	I-10 Bypass South	San Gorgonio	bridge	$4,176,000	$4,176,000
Pass	Banning	I-10 Bypass South	UP/Hargrave	railroad crossing	$52,780,000	$52,780,000
Pass	Beaumont	Beaumont	Oak Valley (14th)	I-10	$0	$0
Pass	Beaumont	Potrero	Oak Valley (San Timoteo Canyon)	SR-60	$1,100,000	$1,100,000
Pass	Beaumont	Potrero	SR-60	interchange	$63,061,000	$29,561,000
Pass	Beaumont	Potrero	UP	railroad crossing	$40,020,000	$40,020,000
Pass	Beaumont	Potrero	Noble Creek	bridge	$0	$0
Pass	Beaumont	Potrero	SR-60	4th	$0	$0
Pass	Beaumont	SR-79 (Beaumont)	I-10	California	$0	$0
Pass	Beaumont	SR-79 (Beaumont)	I-10	interchange	$63,061,000	$7,408,000
Pass	Calimesa	Cherry Valley	I-10	interchange	$63,061,000	$59,773,000
Pass	Calimesa	Cherry Valley	Roberts St	Roberts Rd	$3,053,000	$3,053,000
Pass	Unincorporated	Cherry Valley	Bellflower	Noble	$6,411,000	$6,411,000
Pass	Unincorporated	Cherry Valley	Highland Springs	Bellflower	$0	$0
Pass	Unincorporated	Cherry Valley	Noble	Roberts St	$0	$0
Pass	Unincorporated	Cherry Valley	San Timoteo Wash	bridge	$0	$0
Pass	Unincorporated	SR-79 (Lamb Canyon)	California	Gilman Springs	$0	$0
San Jacinto	Hemet	Domenigoni	Warren	Sanderson	$7,726,000	$7,726,000
San Jacinto	Hemet	Domenigoni	Sanderson	State	$0	$0
San Jacinto	Hemet	SR-74	Winchester	Warren	$35,208,000	$35,208,000
San Jacinto	San Jacinto	Mid-County (Ramona)	Warren	Sanderson	$0	$0
San Jacinto	San Jacinto	Mid-County (Ramona)	Sanderson/SR-79 (Hemet Bypass)	interchange	$0	$0
San Jacinto	San Jacinto	Ramona	Sanderson	State	$0	$0
San Jacinto	San Jacinto	Ramona	State	Main	$0	$0
San Jacinto	San Jacinto	Ramona	Main	Cedar	$31,518,000	$26,928,000
San Jacinto	San Jacinto	Ramona	Cedar	SR-74	$0	$0
San Jacinto	Unincorporated	Domenigoni	SR-79 (Winchester)	Warren	$13,508,000	$13,508,000
San Jacinto	Unincorporated	Domenigoni	San Diego Aqueduct	bridge	$4,176,000	$4,176,000
San Jacinto	Unincorporated	Gilman Springs	Bridge	Sanderson	$0	$0
San Jacinto	Unincorporated	Mid-County (Ramona)	Bridge	Warren	$9,221,000	$9,221,000
San Jacinto	Unincorporated	SR-74	Briggs	SR-79 (Winchester)	$15,417,000	$15,417,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	SR-74 (Florida)	Domenigoni	$13,901,000	$13,901,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	San Diego Aqueduct	bridge	$4,176,000	$4,176,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	Domenigoni	Winchester	$6,542,000	$6,542,000
San Jacinto	Unincorporated	SR-79 (San Jacinto Bypass)	Mid-County (Ramona)	SR-74 (Florida)	$56,690,000	$56,690,000
San Jacinto	Unincorporated	SR-79 (Sanderson)	Gilman Springs	Ramona	$6,899,000	$2,555,000
San Jacinto	Unincorporated	SR-79 (Sanderson)	San Jacinto River	bridge	$19,488,000	$7,651,000
San Jacinto	Unincorporated	SR-79 (Winchester)	Domenigoni	Keller	$65,022,000	$65,022,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Southwest	Canyon Lake	Goetz	Railroad Canyon	Newport	$0	$0
Southwest	Canyon Lake	Railroad Canyon	Canyon Hills	Goetz	$0	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	Canyon Hills	$0	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	interchange	$0	$0
Southwest	Lake Elsinore	SR-74	I-15	interchange	$63,061,000	$24,162,000
Southwest	Murrieta	Clinton Keith	Copper Craft	Toulon	$0	$0
Southwest	Murrieta	Clinton Keith	Toulon	I-215	$2,076,000	$2,076,000
Southwest	Murrieta	Clinton Keith	I-215	Whitewood	$0	$0
Southwest	Murrieta	French Valley (Date)	Murrieta Hot Springs	Winchester Creek	$7,321,000	$7,321,000
Southwest	Murrieta	French Valley (Date)	Winchester Creek	Margarita	$0	$0
Southwest	Murrieta	Whitewood	Menifee City Limit	Keller	$0	$0
Southwest	Murrieta	Whitewood	Keller	Clinton Keith	$0	$0
Southwest	Temecula	French Valley (Cherry)	Jefferson	Diaz	$3,929,000	$3,929,000
Southwest	Temecula	French Valley (Cherry)	Murrieta Creek	bridge	$5,846,000	$5,846,000
Southwest	Temecula	French Valley (Date)	Margarita	Ynez	$0	$0
Southwest	Temecula	French Valley (Date)	Ynez	Jefferson	$5,010,000	$5,010,000
Southwest	Temecula	French Valley (Date)	I-15	interchange	$122,076,000	$122,076,000
Southwest	Temecula	SR-79 (Winchester)	Murrieta Hot Springs	Jefferson	$2,697,000	$2,697,000
Southwest	Temecula	SR-79 (Winchester)	I-15	interchange	$0	$0
Southwest	Temecula	Western Bypass (Diaz)	Cherry	Rancho California	$2,285,000	$2,285,000
Southwest	Temecula	Western Bypass (Vincent Moroga)	Rancho California	SR-79 (Front)	$23,629,000	$23,629,000
Southwest	Temecula	Western Bypass (Vincent Moroga)	I-15	interchange	$0	$0
Southwest	Temecula	Western Bypass (Vincent Moroga)	Murrieta Creek	bridge	$4,176,000	$4,176,000
Southwest	Unincorporated	Benton	SR-79	Eastern Bypass	$0	$0
Southwest	Unincorporated	Clinton Keith	Whitewood	SR-79	$5,539,000	$5,539,000
Southwest	Unincorporated	Clinton Keith	Warm Springs Creek	bridge	$0	$0
Southwest	Unincorporated	SR-74	I-15	Ethanac	$27,699,000	$26,347,000
Southwest	Unincorporated	SR-79 (Winchester)	Keller	Thompson	$34,213,000	$34,213,000
Southwest	Unincorporated	SR-79 (Winchester)	Thompson	La Alba	$27,699,000	$27,699,000
Southwest	Unincorporated	SR-79 (Winchester)	La Alba	Hunter	$7,854,000	$3,042,000
Southwest	Unincorporated	SR-79 (Winchester)	Hunter	Murrieta Hot Springs	$595,000	$442,000
Southwest	Wildomar	Bundy Canyon	I-15	Monte Vista	$1,362,000	$1,362,000
Southwest	Wildomar	Bundy Canyon	Monte Vista	Sunset	$24,818,000	$24,818,000
Southwest	Wildomar	Bundy Canyon	I-15	interchange	$32,698,000	$24,613,000
Southwest	Wildomar	Clinton Keith	Palomar	I-15	$0	$0
Southwest	Wildomar	Clinton Keith	I-15	Copper Craft	$5,030,000	$0
Subtotal					$2,331,921,000	$1,961,707,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN	DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Central		Menifee	Briggs	Newport	Scott	$0	$0
Central		Menifee	Briggs	SR-74 (Pinacate)	Simpson	$2,991,000	$2,991,000
Central		Menifee	Briggs	Simpson	Old Newport	$5,430,000	$5,430,000
Central		Menifee	Briggs	Salt Creek	bridge	$8,352,000	$8,352,000
Central		Menifee	Garbani	I-215	interchange	$63,061,000	$42,483,000
Central		Menifee	Goetz	Juanita	Lesser Lane	$11,378,000	$11,378,000
Central		Menifee	Goetz	Newport	Juanita	$0	$0
Central		Menifee	Holland	Murrieta	Bradley	$15,708,000	$15,708,000
Central		Menifee	Holland	Bradley	Haun	$11,439,000	$11,439,000
Central		Menifee	Holland	Haun	Antelope	$9,456,000	$9,456,000
Central		Menifee	Holland	I-215 overcrossing	bridge	$9,744,000	$9,744,000
Central		Menifee	Holland	Antelope	Menifee	$3,844,000	$3,844,000
Central		Menifee	McCall	I-215	Aspel	$5,354,000	$5,354,000
Central		Menifee	McCall	I-215	interchange	$0	$0
Central		Menifee	McCall	Aspel	Menifee	$2,288,000	$2,288,000
Central		Menifee	Murrieta	Ethanac	McCall	$0	$0
Central		Menifee	Murrieta	McCall	Newport	$7,967,000	$7,967,000
Central		Menifee	Murrieta	Newport	Bundy Canyon	$0	$0
Central		Moreno Valley	Cactus	I-215	Heacock	$5,617,000	$5,617,000
Central		Moreno Valley	Cactus	I-215	interchange	$0	$0
Central		Moreno Valley	Day	Ironwood	SR-60	$0	$0
Central		Moreno Valley	Day	SR-60	interchange	$0	$0
Central		Moreno Valley	Day	SR-60	Eucalyptus	$0	$0
Central		Moreno Valley	Eucalyptus	I-215	Towngate	$8,843,000	$8,843,000
Central		Moreno Valley	Eucalyptus	Towngate	Frederick	$0	$0
Central		Moreno Valley	Eucalyptus	Frederick	Heacock	$0	$0
Central		Moreno Valley	Eucalyptus	Heacock	Kitching	$0	$0
Central		Moreno Valley	Eucalyptus	Kitching	Moreno Beach	$0	$0
Central		Moreno Valley	Eucalyptus	Moreno Beach	Theodore	$0	$0
Central		Moreno Valley	Frederick	SR-60	Alessandro	$0	$0
Central		Moreno Valley	Heacock	Cactus	San Michele	$0	$0
Central		Moreno Valley	Heacock	Reche Vista	Cactus	$0	$0
Central		Moreno Valley	Heacock	San Michele	Harley Knox	$0	$0
Central		Moreno Valley	Ironwood	SR-60	Day	$0	$0
Central		Moreno Valley	Ironwood	Day	Heacock	$0	$0
Central		Moreno Valley	Lasselle	Alessandro	John F Kennedy	$0	$0
Central		Moreno Valley	Lasselle	John F Kennedy	Oleander	$0	$0
Central		Moreno Valley	Moreno Beach	Reche Canyon	SR-60	$18,797,000	$18,797,000
Central		Moreno Valley	Moreno Beach	SR-60 overcrossing	bridge	$0	$0
Central		Moreno Valley	Nason	SR-60	Alessandro	$0	$0
Central		Moreno Valley	Pigeon Pass	Ironwood	SR-60	$0	$0
Central		Moreno Valley	Pigeon Pass/CETAP Corridor	Hidden Springs	Ironwood	$0	$0
Central		Moreno Valley	Reche Canyon	Moreno Valley City Limit	Locust	$0	$0
Central		Moreno Valley	Redlands	Locust	Alessandro	$39,789,000	$39,789,000
Central		Moreno Valley	Redlands	SR-60	interchange	$32,698,000	$32,698,000
Central		Moreno Valley	Theodore	SR-60	Eucalyptus	$3,966,000	$3,966,000
Central		Moreno Valley	Theodore	SR-60	interchange	$32,698,000	$32,698,000
Central		Perris	Ellis	Goetz	Evans	$9,526,000	$9,526,000
Central		Perris	Evans	Oleander	Ramona	$0	$0
Central		Perris	Evans	Ramona	Morgan	$0	$0
Central		Perris	Evans	Morgan	Rider	$0	$0
Central		Perris	Evans	Rider	Placentia	$0	$0
Central		Perris	Evans	Placentia	Nuevo	$6,492,000	$6,492,000
Central		Perris	Evans	Nuevo	Ellis	$17,705,000	$17,705,000
Central		Perris	Evans	San Jacinto River	bridge	$11,136,000	$11,136,000
Central		Perris	Evans	I-215	bridge	$8,352,000	$8,352,000
Central		Perris	Goetz	Lesser	Ethanac	$7,845,000	$7,845,000
Central		Perris	Harley Knox	I-215	Indian	$0	$0
Central		Perris	Harley Knox	I-215	interchange	$0	$0
Central		Perris	Harley Knox	Indian	Perris	$0	$0
Central		Perris	Harley Knox	Perris	Redlands	$0	$0
Central		Perris	Nuevo	I-215	Murrieta	$16,971,000	$16,971,000
Central		Perris	Nuevo	I-215	interchange	$32,698,000	$19,736,000
Central		Perris	Nuevo	Murrieta	Dunlap	$4,367,000	$4,367,000
Central		Perris	Nuevo	Perris Valley Storm Channel	bridge	$0	$0
Central		Perris	SR-74 (Matthews)	I-215	Ethanac	$0	$0
Central		Perris	SR-74 (Matthews)	I-215	interchange	$32,698,000	$21,835,000
Central		Unincorporated	Center (Main)	I-215	Mt Vernon	$0	$0
Central		Unincorporated	Center (Main)	I-215	interchange	$32,698,000	$11,912,000
Central		Unincorporated	Center (Main)	BNSF	railroad crossing	$20,010,000	$20,010,000
Central		Unincorporated	Ellis	Post	SR-74	$11,550,000	$11,550,000
Central		Unincorporated	Mount Vernon/CETAP Corridor	Center	Pigeon Pass	$2,582,000	$2,582,000
Central		Unincorporated	Nuevo	Dunlap	Menifee	$8,737,000	$2,505,000
Central		Unincorporated	Nuevo	San Jacinto River	bridge	$5,568,000	$5,568,000
Central		Unincorporated	Pigeon Pass/CETAP Corridor	Hidden Springs	Mount Vernon	$8,106,000	$8,106,000
Central		Unincorporated	Post	Santa Rosa Mine	Ellis	$0	$0
Central		Unincorporated	Reche Canyon	Reche Vista	Moreno Valley City Limit	$0	$0
Central		Unincorporated	Redlands	San Timoteo Canyon	Locust	$0	$0

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Northwest	Corona	6th	SR-91	Magnolia	$0	$0
Northwest	Corona	Auto Center	Railroad	SR-91	$0	$0
Northwest	Corona	Cajalco	Bedford Canyon	I-15	$0	$0
Northwest	Corona	Hidden Valley	Norco Hills	McKinley	$0	$0
Northwest	Corona	Lincoln	Parkridge	Ontario	$0	$0
Northwest	Corona	Magnolia	6th	Sherborn	$7,054,000	$6,419,000
Northwest	Corona	Magnolia	Temescal Creek	bridge	$4,176,000	$3,580,000
Northwest	Corona	Magnolia	Sherborn	Rimpau	$0	$0
Northwest	Corona	Magnolia	Rimpau	Ontario	$0	$0
Northwest	Corona	Main	Grand	Ontario	$0	$0
Northwest	Corona	Main	Ontario	Foothill	$0	$0
Northwest	Corona	Main	Hidden Valley	Parkridge	$5,314,000	$4,389,000
Northwest	Corona	Main	Parkridge	SR-91	$0	$0
Northwest	Corona	Main	SR-91	S. Grand	$0	$0
Northwest	Corona	McKinley	Hidden Valley	Promenade	$0	$0
Northwest	Corona	McKinley	Promenade	SR-91	$0	$0
Northwest	Corona	McKinley	SR-91	Magnolia	$0	$0
Northwest	Corona	McKinley	Arlington Channel	bridge	$0	$0
Northwest	Corona	McKinley	BNSF	railroad crossing	$105,560,000	$0
Northwest	Corona	Ontario	I-15	El Cerrito	$13,451,000	$13,451,000
Northwest	Corona	Ontario	Lincoln	Buena Vista	$0	$0
Northwest	Corona	Ontario	Buena Vista	Main	$0	$0
Northwest	Corona	Ontario	Main	Kellogg	$0	$0
Northwest	Corona	Ontario	Kellogg	Fullerton	$0	$0
Northwest	Corona	Ontario	Fullerton	Rimpau	$0	$0
Northwest	Corona	Ontario	Rimpau	I-15	$0	$0
Northwest	Corona	Railroad	Auto Club	Buena Vista	$0	$0
Northwest	Corona	Railroad	BNSF	railroad crossing	$40,020,000	$40,020,000
Northwest	Corona	Railroad	Buena Vista	Main (at Grand)	$0	$0
Northwest	Corona	River	Corydon	Main	$0	$0
Northwest	Corona	Serfas Club	SR-91	Green River	$0	$0
Northwest	Eastvale	Archibald	Remington	River	$3,382,000	$3,382,000
Northwest	Eastvale	Hamner	Mission	Bellegrave	$0	$0
Northwest	Eastvale	Hamner	Bellegrave	Amberhill	$199,000	$199,000
Northwest	Eastvale	Hamner	Amberhill	Limonite	$2,787,000	$2,787,000
Northwest	Eastvale	Hamner	Limonite	Schleisman	$991,000	$991,000
Northwest	Eastvale	Hamner	Schleisman	Santa Ana River	$5,533,000	$3,675,000
Northwest	Eastvale	Hellman	Schleisman	Walters	$419,000	$419,000
Northwest	Eastvale	Hellman	Walters	River	$21,503,000	$21,503,000
Northwest	Eastvale	Hellman	Cucamonga Creek	bridge	$3,828,000	$3,828,000
Northwest	Eastvale	Limonite	I-15	Eastvale Gateway	$289,000	$289,000
Northwest	Eastvale	Limonite	I-15	interchange	$0	$0
Northwest	Eastvale	Limonite	Eastvale Gateway	Hamner	$255,000	$255,000
Northwest	Eastvale	Limonite	Hamner	Sumner	$1,094,000	$1,094,000
Northwest	Eastvale	Limonite	Sumner	Harrison	$497,000	$497,000
Northwest	Eastvale	Limonite	Harrison	Archibald	$0	$0
Northwest	Eastvale	Limonite	Archibald	Hellman (Keller SBD Co.)	$2,208,000	$2,208,000
Northwest	Eastvale	Limonite	Cucamonga Creek	bridge	$13,920,000	$0
Northwest	Eastvale	River	Hellman	Archibald	$5,948,000	$5,948,000
Northwest	Jurupa Valley	Armstrong	San Bernardino County	Valley	$6,192,000	$6,192,000
Northwest	Jurupa Valley	Bellegrave	Cantu-Galleano Ranch	Van Buren	$464,000	$464,000
Northwest	Jurupa Valley	Cantu-Galleano Ranch	Wineville	Bellegrave	$793,000	$793,000
Northwest	Jurupa Valley	Etiwanda	Philadelphia	SR-60	$1,515,000	$989,000
Northwest	Jurupa Valley	Etiwanda	SR-60	Limonite	$0	$0
Northwest	Jurupa Valley	Limonite	I-15	Wineville	$0	$0
Northwest	Jurupa Valley	Limonite	Wineville	Etiwanda	$0	$0
Northwest	Jurupa Valley	Limonite	Etiwanda	Van Buren	$2,981,000	$2,981,000
Northwest	Jurupa Valley	Limonite	Van Buren	Clay	$0	$0
Northwest	Jurupa Valley	Limonite	Clay	Riverview	$0	$0
Northwest	Jurupa Valley	Market	Rubidoux	Santa Ana River	$5,181,000	$0
Northwest	Jurupa Valley	Market	Santa Ana River	bridge	$13,920,000	$6,204,000
Northwest	Jurupa Valley	Mission	Milliken	SR-60	$0	$0
Northwest	Jurupa Valley	Mission	SR-60	Santa Ana River	$0	$0
Northwest	Jurupa Valley	Riverview	Limonite	Mission	$0	$0
Northwest	Jurupa Valley	Rubidoux	Pine	Mission	$0	$0
Northwest	Jurupa Valley	Rubidoux	SR-60	interchange	$32,698,000	$9,051,000
Northwest	Jurupa Valley	Valley	Armstrong	Mission	$0	$0
Northwest	Norco	1st	Parkridge	Mountain	$0	$0
Northwest	Norco	1st	Mountain	Hamner	$0	$0
Northwest	Norco	2nd	River	I-15	$0	$0
Northwest	Norco	6th	Hamner	California	$0	$0
Northwest	Norco	6th	I-15	interchange	$32,698,000	$3,489,000
Northwest	Norco	Arlington	Crestview	Fairhaven	$4,342,000	$4,342,000
Northwest	Norco	California	Arlington	6th	$15,237,000	$12,525,000
Northwest	Norco	Corydon	River	5th	$0	$0
Northwest	Norco	Hamner	Santa Ana River	bridge	$33,408,000	$11,455,000
Northwest	Norco	Hamner	Santa Ana River	Hidden Valley	$49,591,000	$49,591,000
Northwest	Norco	Hidden Valley	I-15	Norco Hills	$0	$0
Northwest	Norco	Hidden Valley	Hamner	I-15	$0	$0
Northwest	Norco	Norco	Corydon	Hamner	$0	$0
Northwest	Norco	North	California	Crestview	$0	$0
Northwest	Norco	River	Archibald	Corydon	$1,743,000	$1,109,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Northwest	Riverside	14th	Market	Martin Luther King	$0	$0
Northwest	Riverside	1st	Market	Main	$0	$0
Northwest	Riverside	3rd	SR-91	I-215	$1,941,000	$1,941,000
Northwest	Riverside	3rd	BNSF	railroad crossing	$105,560,000	$30,560,000
Northwest	Riverside	Adams	Arlington	SR-91	$0	$0
Northwest	Riverside	Adams	SR-91	Lincoln	$0	$0
Northwest	Riverside	Adams	SR-91	interchange	$32,698,000	$3,262,000
Northwest	Riverside	Arlington	Fairhaven	La Sierra	$0	$0
Northwest	Riverside	Buena Vista	Santa Ana River	Redwood	$0	$0
Northwest	Riverside	Canyon Crest	Martin Luther King	Central	$0	$0
Northwest	Riverside	Canyon Crest	Central	Country Club	$0	$0
Northwest	Riverside	Canyon Crest	Country Club	Via Vista	$4,996,000	$1,593,000
Northwest	Riverside	Canyon Crest	Via Vista	Alessandro	$0	$0
Northwest	Riverside	Central	Chicago	I-215/SR-60	$0	$0
Northwest	Riverside	Central	SR-91	Magnolia	$0	$0
Northwest	Riverside	Central	Alessandro	SR-91	$0	$0
Northwest	Riverside	Central	Van Buren	Magnolia	$0	$0
Northwest	Riverside	Chicago	Alessandro	Spruce	$0	$0
Northwest	Riverside	Chicago	Spruce	Columbia	$0	$0
Northwest	Riverside	Columbia	Main	Iowa	$0	$0
Northwest	Riverside	Columbia	I-215	interchange	$32,698,000	$9,050,000
Northwest	Riverside	Iowa	Center	3rd	$30,272,000	$30,272,000
Northwest	Riverside	Iowa	3rd	University	$0	$0
Northwest	Riverside	Iowa	University	Martin Luther King	$0	$0
Northwest	Riverside	JFK	Trautwein	Wood	$1,880,000	$1,880,000
Northwest	Riverside	La Sierra	Arlington	SR-91	$0	$0
Northwest	Riverside	La Sierra	SR-91	Indiana	$192,000	$192,000
Northwest	Riverside	La Sierra	Indiana	Victoria	$778,000	$778,000
Northwest	Riverside	Lemon (NB One way)	Mission Inn	University	$0	$0
Northwest	Riverside	Lincoln	Van Buren	Jefferson	$0	$0
Northwest	Riverside	Lincoln	Jefferson	Washington	$0	$0
Northwest	Riverside	Lincoln	Washington	Victoria	$0	$0
Northwest	Riverside	Madison	SR-91	Victoria	$853,000	$853,000
Northwest	Riverside	Madison	BNSF	railroad crossing	$20,010,000	$20,010,000
Northwest	Riverside	Magnolia	BNSF Railroad	Tyler	$0	$0
Northwest	Riverside	Magnolia	BNSF	railroad crossing	$0	$0
Northwest	Riverside	Magnolia	Tyler	Harrison	$0	$0
Northwest	Riverside	Magnolia	Harrison	14th	$0	$0
Northwest	Riverside	Main	1st	San Bernardino County	$0	$0
Northwest	Riverside	Market	14th	Santa Ana River	$9,491,000	$9,491,000
Northwest	Riverside	Martin Luther King	14th	I-215/SR-60	$24,031,000	$24,031,000
Northwest	Riverside	Mission Inn	Redwood	Lemon	$0	$0
Northwest	Riverside	Redwood (SB One way)	Mission Inn	University	$0	$0
Northwest	Riverside	Trautwein	Alessandro	Van Buren	$0	$0
Northwest	Riverside	Tyler	SR-91	Magnolia	$0	$0
Northwest	Riverside	Tyler	SR-91	interchange	$63,061,000	$21,814,000
Northwest	Riverside	Tyler	Magnolia	Hole	$0	$0
Northwest	Riverside	Tyler	Hole	Wells	$0	$0
Northwest	Riverside	Tyler	Wells	Arlington	$0	$0
Northwest	Riverside	University	Redwood	SR-91	$859,000	$859,000
Northwest	Riverside	University	SR-91	I-215/SR-60	$2,067,000	$2,067,000
Northwest	Riverside	Victoria	Lincoln	Arlington	$0	$0
Northwest	Riverside	Victoria	Madison	Washington	$0	$0
Northwest	Riverside	Washington	Victoria	Hermosa	$27,018,000	$27,018,000
Northwest	Riverside	Wood	JFK	Van Buren	$3,053,000	$3,053,000
Northwest	Riverside	Wood	Van Buren	Bergamont	$0	$0
Northwest	Riverside	Wood	Bergamont	Krameria	$0	$0
Northwest	Unincorporated	Cantu-Galleano Ranch	Hamner	Wineville	$0	$0
Northwest	Unincorporated	Dos Lagos (Weirick)	Temescal Canyon	I-15	$0	$0
Northwest	Unincorporated	El Cerrito	I-15	Ontario	$0	$0
Northwest	Unincorporated	El Sobrante	Mockingbird Canyon	Cajalco	$0	$0
Northwest	Unincorporated	Harley John	Washington	Scottsdale	$0	$0
Northwest	Unincorporated	Harley John	Scottsdale	Cajalco	$0	$0
Northwest	Unincorporated	La Sierra	Victoria	El Sobrante	$0	$0
Northwest	Unincorporated	La Sierra	El Sobrante	Cajalco	$0	$0
Northwest	Unincorporated	Mockingbird Canyon	Van Buren	El Sobrante	$20,871,000	$20,871,000
Northwest	Unincorporated	Temescal Canyon	El Cerrito	Tuscany	$3,168,000	$0
Northwest	Unincorporated	Temescal Canyon	Tuscany	Dos Lagos	$0	$0
Northwest	Unincorporated	Temescal Canyon	Dos Lagos	Leroy	$0	$0
Northwest	Unincorporated	Temescal Canyon	Leroy	Dawson Canyon	$0	$0
Northwest	Unincorporated	Temescal Canyon	Dawson Canyon	I-15	$0	$0
Northwest	Unincorporated	Temescal Canyon	I-15	interchange	$32,698,000	$32,698,000
Northwest	Unincorporated	Temescal Canyon	I-15	Park Canyon	$14,329,000	$14,329,000
Northwest	Unincorporated	Temescal Canyon	Park Canyon	Indian Truck Trail	$0	$0
Northwest	Unincorporated	Washington	Hermosa	Harley John	$12,787,000	$12,787,000
Northwest	Unincorporated	Wood	Krameria	Cajalco	$12,537,000	$12,537,000

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Pass	Banning	8th	Wilson	I-10	$0	$0
Pass	Banning	Lincoln	Sunset	SR-243	$0	$0
Pass	Banning	Ramsey	I-10	8th	$0	$0
Pass	Banning	Ramsey	8th	Highland Springs	$0	$0
Pass	Banning	SR-243	I-10	Wesley	$0	$0
Pass	Banning	Sun Lakes	Highland Home	Sunset	$30,502,000	$30,502,000
Pass	Banning	Sun Lakes	Smith Creek	bridge	$8,352,000	$8,352,000
Pass	Banning	Sun Lakes	Montgomery Creek	bridge	$5,568,000	$5,568,000
Pass	Banning	Sun Lakes	Highland Springs	Highland Home	$0	$0
Pass	Banning	Sunset	Ramsey	Lincoln	$0	$0
Pass	Banning	Sunset	I-10	interchange	$32,698,000	$32,698,000
Pass	Banning	Wilson	Highland Home	8th	$0	$0
Pass	Banning	Wilson	Highland Springs	Highland Home	$0	$0
Pass	Beaumont	1st	Viele	Pennsylvania	$0	$0
Pass	Beaumont	1st	Pennsylvania	Highland Springs	$0	$0
Pass	Beaumont	6th	I-10	Highland Springs	$0	$0
Pass	Beaumont	Desert Lawn	Champions	Oak Valley (STC)	$0	$0
Pass	Beaumont	Oak Valley (14th)	Highland Springs	Pennsylvania	$0	$0
Pass	Beaumont	Oak Valley (14th)	Pennsylvania	Oak View	$0	$0
Pass	Beaumont	Oak Valley (14th)	Oak View	I-10	$0	$0
Pass	Beaumont	Oak Valley (14th)	I-10	interchange	$63,061,000	$62,401,000
Pass	Beaumont	Oak Valley (STC)	UP Railroad	Tukwet Canyon	$0	$0
Pass	Beaumont	Oak Valley (STC)	Tukwet Canyon	I-10	$0	$0
Pass	Beaumont	Pennsylvania	6th	1st	$6,588,000	$6,588,000
Pass	Beaumont	Pennsylvania	I-10	interchange	$0	$0
Pass	Calimesa	Bryant	County Line	Avenue L	$0	$0
Pass	Calimesa	Calimesa	County Line	I-10	$0	$0
Pass	Calimesa	Calimesa	I-10	interchange	$63,061,000	$63,061,000
Pass	Calimesa	County Line	7th	Bryant	$0	$0
Pass	Calimesa	County Line	I-10	interchange	$32,698,000	$32,698,000
Pass	Calimesa	Desert Lawn	Palmer	Champions	$0	$0
Pass	Calimesa	Singleton	Avenue L	Condit	$0	$0
Pass	Calimesa	Singleton	Condit	Roberts	$12,972,000	$12,972,000
Pass	Calimesa	Singleton	I-10	interchange	$63,061,000	$0
Pass	Calimesa	Tukwet Canyon	Roberts Rd	Palmer	$0	$0
Pass	Unincorporated	Live Oak Canyon	Oak Valley (STC)	San Bernardino County	$0	$0
Pass	Unincorporated	San Timoteo Canyon	San Bernardino County	UP Railroad	$0	$0
Pass	Unincorporated	San Timoteo Canyon	UP Railroad	railroad crossing	$52,780,000	$52,780,000
San Jacinto	Hemet	Sanderson	Acacia	Menlo	$0	$0
San Jacinto	Hemet	Sanderson	Domenigoni	Stetson	$0	$0
San Jacinto	Hemet	Sanderson	RR Crossing	Acacia	$0	$0
San Jacinto	Hemet	Sanderson	Stetson	RR Crossing	$0	$0
San Jacinto	Hemet	Sanderson	Menlo	Esplanade	$0	$0
San Jacinto	Hemet	SR-74 (Florida)	Warren	Cawston	$0	$0
San Jacinto	Hemet	SR-74 (Florida)	Columbia	Ramona	$0	$0
San Jacinto	Hemet	SR-74/SR-79 (Florida)	Cawston	Columbia	$0	$0
San Jacinto	Hemet	State	Domenigoni	Chambers	$0	$0
San Jacinto	Hemet	State	Chambers	Stetson	$0	$0
San Jacinto	Hemet	State	Florida	Esplanade	$0	$0
San Jacinto	Hemet	State	Stetson	Florida	$0	$0
San Jacinto	Hemet	Stetson	Cawston	State	$0	$0
San Jacinto	Hemet	Stetson	Warren	Cawston	$4,357,000	$4,357,000
San Jacinto	Hemet	Warren	Esplanade	Domenigoni	$19,926,000	$19,926,000
San Jacinto	Hemet	Warren	Salt Creek	bridge	$4,176,000	$4,176,000
San Jacinto	San Jacinto	Esplanade	Mountain	State	$0	$0
San Jacinto	San Jacinto	Esplanade	State	Warren	$0	$0
San Jacinto	San Jacinto	Sanderson	Ramona	Esplanade	$0	$0
San Jacinto	San Jacinto	SR-79 (North Ramona)	State	San Jacinto	$0	$0
San Jacinto	San Jacinto	SR-79 (San Jacinto)	North Ramona Blvd	7th	$0	$0
San Jacinto	San Jacinto	SR-79 (San Jacinto)	7th	SR-74	$0	$0
San Jacinto	San Jacinto	State	Ramona	Esplanade	$0	$0
San Jacinto	San Jacinto	State	Gilman Springs	Quandt Ranch	$3,317,000	$3,317,000
San Jacinto	San Jacinto	State	San Jacinto River	bridge	$0	$0
San Jacinto	San Jacinto	State	Quandt Ranch	Ramona	$0	$0
San Jacinto	San Jacinto	Warren	Ramona	Esplanade	$13,469,000	$13,469,000
San Jacinto	Unincorporated	Gilman Springs	Sanderson	State	$11,097,000	$11,097,000
San Jacinto	Unincorporated	Gilman Springs	Massacre Canyon Wash	bridge	$1,392,000	$1,392,000
San Jacinto	Unincorporated	SR-79 (Winchester)	SR-74 (Florida)	Domenigoni	$0	$0

Table 4.4 - TUMF Network Cost Estimates (continued)

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE
Southwest	Lake Elsinore	Corydon	Mission	Grand	$3,336,000	$3,336,000
Southwest	Lake Elsinore	Diamond	Mission	I-15	$0	$0
Southwest	Lake Elsinore	Franklin (integral to Railroad Canyon Interchange)	I-15	interchange	$32,698,000	$32,698,000
Southwest	Lake Elsinore	Grand	Lincoln	Toft	$0	$0
Southwest	Lake Elsinore	Grand	Toft	SR-74 (Riverside)	$3,512,000	$3,512,000
Southwest	Lake Elsinore	Lake	I-15	Lincoln	$39,817,000	$32,726,000
Southwest	Lake Elsinore	Lake	I-15	interchange	$32,698,000	$15,771,000
Southwest	Lake Elsinore	Lake	Temescal Wash	bridge	$2,506,000	$1,150,000
Southwest	Lake Elsinore	Mission	Railroad Canyon	Bundy Canyon	$0	$0
Southwest	Lake Elsinore	Nichols	I-15	Lake	$7,850,000	$7,850,000
Southwest	Lake Elsinore	Nichols	Temescal Wash	bridge	$4,176,000	$4,176,000
Southwest	Lake Elsinore	Nichols	I-15	interchange	$63,061,000	$63,061,000
Southwest	Lake Elsinore	SR-74 (Collier/Riverside)	I-15	Lakeshore	$24,303,000	$24,303,000
Southwest	Lake Elsinore	SR-74 (Grand)	Riverside	SR-74 (Ortega)	$9,733,000	$3,691,000
Southwest	Lake Elsinore	SR-74 (Riverside)	Lakeshore	Grand	$20,175,000	$20,175,000
Southwest	Lake Elsinore	Temescal Canyon	I-15	Lake	$7,411,000	$7,411,000
Southwest	Lake Elsinore	Temescal Canyon	Temescal Wash	bridge	$3,480,000	$3,480,000
Southwest	Murrieta	California Oaks	Jefferson	I-15	$0	$0
Southwest	Murrieta	California Oaks	I-15	Jackson	$0	$0
Southwest	Murrieta	California Oaks	Jackson	Clinton Keith	$0	$0
Southwest	Murrieta	Jackson	Whitewood	Ynez	$0	$0
Southwest	Murrieta	Jefferson	Palomar	Nutmeg	$1,562,000	$1,562,000
Southwest	Murrieta	Jefferson	Nutmeg	Murrieta Hot Springs	$0	$0
Southwest	Murrieta	Jefferson	Murrieta Hot Springs	Cherry	$30,634,000	$30,634,000
Southwest	Murrieta	Keller	I-215	Whitewood	$0	$0
Southwest	Murrieta	Keller	I-215	interchange	$0	$0
Southwest	Murrieta	Los Alamos	Jefferson	I-215	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Jefferson	I-215	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	I-215	Margarita	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Margarita	SR-79 (Winchester)	$4,057,000	$3,899,000
Southwest	Murrieta	Nutmeg	Jefferson	Clinton Keith	$0	$0
Southwest	Murrieta	Whitewood	Clinton Keith	Los Alamos	$2,708,000	$2,708,000
Southwest	Murrieta	Whitewood	Los Alamos	Murrieta Hot Springs	$0	$0
Southwest	Murrieta	Whitewood	Murrieta Hot Springs	Jackson	$4,629,000	$4,629,000
Southwest	Murrieta	Ynez	Jackson	SR-79 (Winchester)	$0	$0
Southwest	Temecula	Butterfield Stage	Murrieta Hot Springs	Calle Chapos	$816,000	$816,000
Southwest	Temecula	Butterfield Stage	Calle Chapos	La Serena	$696,000	$696,000
Southwest	Temecula	Butterfield Stage	La Serena	Rancho California	$904,000	$904,000
Southwest	Temecula	Butterfield Stage	Rancho California	Pauba	$846,000	$846,000
Southwest	Temecula	Butterfield Stage	Pauba	SR-79 (Temecula Pkwy)	$725,000	$725,000
Southwest	Temecula	Jefferson	Cherry	Rancho California	$2,285,000	$2,285,000
Southwest	Temecula	Margarita	Murrieta Hot Springs	SR-79 (Temecula Pkwy)	$7,644,000	$7,644,000
Southwest	Temecula	Old Town Front	Rancho California	I-15/SR-79 (Temecula Pkwy)	$0	$0
Southwest	Temecula	Pechanga Pkwy	SR-79 (Temecula Pkwy)	Via Gilberto	$0	$0
Southwest	Temecula	Pechanga Pkwy	Via Gilberto	Pechanga Pkwy	$0	$0
Southwest	Temecula	Rancho California	Jefferson	Margarita	$18,254,000	$18,181,000
Southwest	Temecula	Rancho California	I-15	interchange	$32,698,000	$0
Southwest	Temecula	Rancho California	Margarita	Butterfield Stage	$0	$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	I-15	Pechanga Pkwy	$0	$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	Pechanga Pkwy	Butterfield Stage	$3,065,000	$3,065,000
Southwest	Unincorporated	Briggs	Scott	SR-79 (Winchester)	$6,509,000	$6,509,000
Southwest	Unincorporated	Butterfield Stage	Tucalota Creek	bridge	$0	$0
Southwest	Unincorporated	Butterfield Stage (Pourroy)	Auld	Murrieta Hot Springs	$23,076,000	$23,076,000
Southwest	Unincorporated	Grand	Ortega	Corydon	$68,025,000	$68,025,000
Southwest	Unincorporated	Horsethief Canyon	Temescal Canyon	I-15	$0	$0
Southwest	Unincorporated	Indian Truck Trail	Temescal Canyon	I-15	$0	$0
Southwest	Unincorporated	Murrieta Hot Springs	SR-79 (Winchester)	Pourroy	$0	$0
Southwest	Unincorporated	Pala	Pechanga	San Diego County	$0	$0
Southwest	Unincorporated	Pourroy	SR-79 (Winchester)	Auld	$2,236,000	$2,236,000
Southwest	Unincorporated	Rancho California	Butterfield Stage	Glen Oaks	$87,369,000	$87,369,000
Southwest	Unincorporated	Temescal Canyon	Horsethief Canyon Wash	bridge	$3,340,000	$3,340,000
Southwest	Unincorporated	Temescal Canyon	Indian Truck Trail	I-15	$15,739,000	$15,739,000
Southwest	Unincorporated	Temescal Canyon	Indian Wash	bridge	$1,462,000	$1,462,000
Southwest	Wildomar	Bundy Canyon	Mission	I-15	$9,704,000	$9,704,000
Southwest	Wildomar	Grand	Corydon	Wildomar Trail	$0	$0
Southwest	Wildomar	Mission	Bundy Canyon	Palomar	$0	$0
Southwest	Wildomar	Palomar	Clinton Keith	Washington	$3,227,000	$3,227,000
Southwest	Wildomar	Palomar	Mission	Clinton Keith	$13,493,000	$13,493,000
Southwest	Wildomar	Wildomar Trail	I-15	Baxter	$1,281,000	$1,281,000
Southwest	Wildomar	Wildomar Trail	I-15	interchange	$32,698,000	$27,858,000
Southwest	Wildomar	Wildomar Trail	Baxter	Palomar	$11,316,000	$11,316,000
Southwest	Wildomar	Wildomar Trail	Palomar	Grand	$0	$0
Subtotal					$2,508,329,000	$1,913,028,000
Totals	Network				$4,840,250,000	$3,874,735,000
	Transit				$217,870,000	$154,831,000
	Administration				$161,183,000	$161,183,000
	MSHCP				$64,606,000	$53,859,000
	TOTAL				$5,283,909,000	$4,244,608,000

Table 4.5 – TUMF Transit Cost Estimates

AREA PLAN DIST	LEAD AGENCY	PROJECT NAME	LOCATION	UNITS (number/ length in miles)	UNIT COST	TOTAL	MAXIMUM TUMF SHARE
Central	RTA	Menifee Mobility Hub	Menifee	1	$7,465,000	$7,465,000	$5,305,000
Northwest	RTA	Riverside Mobility Hub at Vine Street	Riverside	1	$11,195,000	$11,195,000	$7,956,000
Central	RTA	Moreno Valley Mobility Hub(s)	Moreno Valley	1	$11,195,000	$11,195,000	$7,956,000
Northwest	RTA	Jurupa Valley Mobility Hub(s)	Jurupa Valley	1	$11,195,000	$11,195,000	$7,956,000
Pass	RTA	Pass Area Mobility Hub(s)	Banning	1	$11,195,000	$11,195,000	$7,956,000
Southwest	RTA	Lake Elsinore / Canyon Lake Mobility Hub(s)	Lake Elsinore	1	$11,195,000	$11,195,000	$7,956,000
San Jacinto	RTA	Hemet Mobility Hub	Hemet	1	$11,195,000	$11,195,000	$7,956,000
San Jacinto	RTA	San Jacinto Mobility Hub	San Jacinto	1	$11,195,000	$11,195,000	$7,956,000
San Jacinto	RTA	MSJC Mobility Hub	San Jacinto	1	$1,245,000	$1,245,000	$885,000
Regional	RTA	ZEB Technology Enhancements	Various locations region wide	10	$100,000	$1,000,000	$711,000
Northwest	RTA	Regional Operations and Maintenance Facility	Riverside	1	$62,186,000	$62,186,000	$44,192,000
Regional	RTA	Annual Transit Enhancements Program	Various locations region wide	290	$50,000	$14,500,000	$10,304,000
Northwest	RTA	HQTC Improvements	UCR, Riverside to Perris	42	$75,000	$3,150,000	$2,239,000
Regional	RTA	Vehicle Fleet Small Buses/Vans	Various locations region wide	30	$160,000	$4,800,000	$3,411,000
Regional	RTA	Vehicle Fleet Medium Buses	Various locations region wide	20	$300,000	$6,000,000	$4,264,000
Regional	RTA	Vehicle Fleet Large Buses	Various locations region wide	29	$1,271,000	$36,859,000	$26,194,000
Regional	RTA	COA Study	Various locations region wide	2	$1,150,000	$2,300,000	$1,634,000
TOTAL						**$217,870,000**	**$154,831,000**

4.8 TUMF Network Evaluation

To assess the effectiveness of the proposed TUMF Network improvements to mitigate the cumulative regional impact of new development in Western Riverside County, the proposed network improvements were added to the 2021 existing network in RivCoM and the model was run with 2045 socioeconomic data to determine the relative impacts on horizon year traffic conditions. To quantify the impacts of the TUMF Network improvements, the various traffic measures of effectiveness described in **Section 3.1** for the 2018 Existing and 2045 No-Build scenarios were again calculated for the 2045 TUMF Build scenario. The results for VMT, VHT, VHD, and total VMT experiencing unacceptable level of service (LOS E) were then compared to the results presented in **Table 3.1** for the no-build conditions. The 2045 TUMF Build comparison results are provided in **Table 4.6**. Plots of the Network Extents are attached in **Appendix H**.

As shown in **Table 4.6**, the 2045 peak period VMT on all arterial facilities experiencing LOS of E or worse will decrease with the addition of the TUMF Network improvements while the share of VMT on the TUMF arterial network experiencing LOS E or worse during the peak periods will be reduced to 32% (which is still above the level experienced in 2018). It should be noted that the total VMT on the arterial system **increases** because of freeway trips being diverted to the arterial system to benefit from the proposed TUMF improvements.

Despite a greater share of the total peak period VMT in 2045, the arterial system can more efficiently accommodate the increased demand with the proposed TUMF improvements. Although peak period VMT on the TUMF improved arterial system increases by approximately 6% in 2045 compared to the No Build condition, VHT on the arterial system remains almost constant. Additionally, a benefit is observed on the

freeway system with VMT and VHT being reduced following TUMF Network improvements. By completing TUMF improvements, the total VHD experienced by all area motorists would be reduced during the peak period by over 7% from the levels that would be experienced under the 2045 No-Build scenario. These results highlight the effectiveness of the TUMF Program to mitigate the cumulative regional transportation impacts of new development commensurate with the level of impact being created.

Table 4.6 – Regional Highway System Measures of Performance (2018 Existing and 2045 No-Build Scenarios to 2045 TUMF Build Scenario)

Measure of Performance*	Peak Periods (Total)		
	2018 Existing	2045 No-Build	2045 Build
VMT - Total ALL FACILITIES	23,284,724	29,897,254	30,160,328
VMT - FREEWAYS	13,514,522	15,490,284	15,418,548
VMT - ALL ARTERIALS	9,770,202	14,406,970	14,741,781
TOTAL - TUMF ARTERIAL VMT	**6,216,985**	**8,597,200**	**9,096,417**
VHT - TOTAL ALL FACILITIES	541,350	915,439	895,725
VHT - FREEWAYS	263,792	399,128	388,847
VHT - ALL ARTERIALS	277,558	516,311	506,878
TOTAL TUMF ARTERIAL VHT	**174,455**	**320,869**	**321,062**
VHD - TOTAL ALL FACILITIES	108,900	338,056	313,288
VHD - FREEWAYS	66,156	170,649	161,528
VHD - ALL ARTERIALS	42,745	167,407	151,760
TOTAL TUMF ARTERIAL VHD	**33,249**	**124,863**	**114,451**
VMT LOS E - TOTAL ALL FACILITIES	5,605,070	13,369,483	12,788,016
VMT LOS E - FREEWAYS	4,725,471	9,316,891	9,115,937
VMT LOS E & F - ALL ARTERIALS	879,599	4,052,592	3,672,079
TOTAL TUMF ARTERIAL VMT w/ LOS E or worse	**765,782**	**3,184,133**	**2,929,288**
% of TUMF ARTERIAL VMT w/ LOS E or worse	**12%**	**37%**	**32%**

* Source: RivCoM 2018 base network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network as existing in December 2021and RivCoM 2018 base network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network plus future TUMF network projects.

NOTES:

Volume is adjusted by PCE factor

VMT = vehicle miles of travel (the total combined distance that all vehicles travel on the system)

VHT = vehicle hours of travel (the total combined time that all vehicles are traveling on the system)

VHD = vehicle hours of delay (the total combined time that all vehicles have been delayed on the system based on the difference between forecast travel time and free-flow (ideal) travel time)

LOS = level of service (based on forecast volume to capacity ratios).

LOS E or Worse was determined by V/C ratio that exceeds 0.9 thresholds as indicated in the Riverside County General Plan.

5.0 TUMF NEXUS ANALYSIS

The objective of this section is to evaluate and document the rational nexus (or reasonable relationship) between the proposed fee and the transportation system improvements it will be used to help fund. The analysis starts by documenting the correlation between future development and the need for transportation system improvements on the TUMF network to mitigate the cumulative regional impacts of this new development, followed by analysis of the nexus evaluation of the key components of the TUMF concept.

5.1 Future Development and the Need for Improvements

Previous sections of this report documented the projected population, household and employment growth in Western Riverside County, the expected increases in traffic congestion and travel delay, and the identification of the transportation system improvements that will serve these future inter-community travel demands. The following points coalesce this information in a synopsis of how the future growth relates to the need for improvements to the TUMF system.

- Western Riverside County is expected to continue growing.
  Development in Western Riverside County is expected to continue at a robust rate of growth into the foreseeable future. Current projections estimate the population is projected to grow from a level of approximately 1.91 million in 2018 to a future level of about 2.53 million in 2045, while employment is projected to grow from a level of about 570,000 in 2018 to approximately 846,000 in 2045 (as shown in **Table 2.3**).

- Continuing growth will result in increasing congestion on arterial roadways.
  Traffic congestion and delay on arterial roadways are projected to increase dramatically in the future (as shown in **Table 3.1**). Without improvements to the transportation system, congestion levels will grow rapidly and travelers will experience unacceptable travel conditions with slow travel speeds and lengthy delays.

- The future arterial roadway congestion is directly attributable to future development in Western Riverside County.
  Traffic using arterial roadways within Western Riverside County is virtually all generated within or attracted to Western Riverside County, since longer-distance trips passing through the region typically use the freeway system, not arterial roadways. Therefore, the future recurring congestion problems on these roadways will be attributable to new trips that originate in, terminate in, or travel within Western Riverside County.

- Capacity improvements to the transportation system will be needed to alleviate the future congestion caused by new development.
  To maintain transportation service closer to current levels of efficiency, capacity enhancements will need to be made to the arterial roadway system. These enhancements could include new or realigned roads, additional lanes on existing

roads, new or expanded bridges, new or upgraded freeway interchanges, grade separation of at-grade rail crossings, or the installation of new ITS to improve traffic flows. The completion of improvements to the arterial roadway system would enhance regional mobility and reduce the total peak period vehicles hours of travel (VHT) by over 2%, reduce peak period vehicle hours of delay (VHD) by over 7%, and reduce the share of traffic experiencing congestion in the peak periods by over 4% (as shown in **Table 4.6**). The specific needs and timing of implementation will depend on the location and rate of future development, so the specific improvements to be funded by the TUMF and their priority of implementation will be determined during future project programming activities as improvement needs unfold and as TUMF funds become available.

- Roads on the TUMF network are the facilities that merit improvement through this fee program.
  The criteria used to identify roads for the TUMF network (future number of lanes, future traffic volume, future congestion level, and roadway function linking communities and activity centers and serving public transportation) were selected to ensure that these are the roadways that will serve inter-community travel and will require future improvement to alleviate congestion.

- Improvements to the public transportation system will be needed to provide adequate mobility for transit-dependent travelers and to provide an alternative to automobile travel.
  Since a portion of the population does not own an automobile and depends on public transportation for mobility, public transportation infrastructure and service will need to be enhanced and expanded to ensure continued mobility for this segment of the population. In addition, improvements to the public transportation system will be required to ensure that transit service can function as a viable option for future new Western Riverside County residents and employees who choose to avoid congestion by using public transportation.

For the reasons cited above, it can be readily concluded that there is a rational nexus between the future need for transportation improvements on the TUMF system and the future development upon which the proposed TUMF would be levied. The following sections evaluate the rational nexus in relation to the system components and the types of uses upon which the fee is assessed.

5.2 Application of Fee to System Components

As noted in **Section 3.2**, the TUMF concept includes splitting the fee revenues between the backbone system of arterials, the secondary system of arterials, and the public transportation system. This section evaluates the travel demands to determine the rational nexus between the future travel demands and the use of the fee to fund improvements to the future system components.

The split of fee revenues between the backbone and secondary highway networks is related to the proportion of highway vehicle trips that are relatively local (between

adjacent communities) and longer distance (between more distant communities but still within Western Riverside County). To estimate a rational fee split between the respective networks, the future combined AM and PM peak period travel forecast estimates were aggregated to a matrix of trips between zones to show the percentage of trips that remain within each zone in relation to the volume that travels to the other zones. This analysis was completed using the Year 2045 No-Build scenario trip tables from RivCoM.

The first step in the analysis was to create a correspondence table between the TAZs in the model and the five WRCOG TUMF zones (i.e. Northwest, Southwest, Central, Hemet/San Jacinto and Pass). The TAZs were then compressed into six districts (the five WRCOG zones and one for the rest of the SCAG region).

Table 5.1 shows the estimated peak period vehicle trips within and between each of the zones. **Table 5.2** shows the percentage of peak period vehicle trips within and between the respective zones. **Appendix I** includes the detailed RivCoM outputs used to develop the regional trip distribution profile shown in **Table 5.1** and **5.2**.

Table 5.1 - 2045 No-Build Peak Period Vehicle Trips by WRCOG Zone

From \ To	Central	Hemet/San Jacinto	Northwest	Pass	Southwest	Outside WRCOG	TOTAL
Central	417,608	23,474	89,780	6,301	55,101	57,558	**649,822**
Hemet/San Jacinto	29,401	209,005	8,647	8,432	16,081	18,078	**289,645**
Northwest	58,578	2,684	743,234	2,687	11,032	196,041	**1,014,257**
Pass	8,068	7,585	6,114	110,385	908	32,334	**165,395**
Southwest	55,812	16,232	32,852	1,976	667,255	62,713	**836,839**
Outside WRCOG	33,907	7,574	192,712	24,490	33,867		**292,550**
TOTAL	**603,375**	**266,554**	**1,073,340**	**154,271**	**784,244**	**366,724**	**3,248,507**

Based on RivCoM Year 2045 No-Build scenario

Table 5.2 – 2045 No-Build Percent Peak Period Vehicle Trips By WRCOG Zone

From \ To	Central	Hemet/San Jacinto	Northwest	Pass	Southwest	Outside WRCOG	TOTAL
Central	64.3%	3.6%	13.8%	1.0%	8.5%	8.9%	**100%**
Hemet/San Jacinto	10.2%	72.2%	3.0%	2.9%	5.6%	6.2%	**100%**
Northwest	5.8%	0.3%	73.3%	0.3%	1.1%	19.3%	**100%**
Pass	4.9%	4.6%	3.7%	66.7%	0.5%	19.5%	**100%**
Southwest	6.7%	1.9%	3.9%	0.2%	79.7%	7.5%	**100%**

Based on RivCoM Year 2045 No-Build scenario

Table 5.3 summarizes the calculation of the split between the backbone and secondary highway networks as derived from the peak period trip values provided in **Table 5.1**. Peak period vehicle trips to and from areas outside Western Riverside County were subtracted from the calculation, on the presumption that most of their inter-regional travel would occur on the freeway system. Peak period trips between zones (regional) were assigned to the backbone network, since these trips are primarily served by the arterial roadways that provide connections between the zones. Peak period trips within zones (local) were split between the backbone network and the secondary network in proportion to their lane-miles, since roadways on both networks serve intra-zonal trips. The backbone network includes approximately 41.1% of the lane-miles on the future TUMF system, and the secondary network includes approximately 58.9% of the lane-miles.

The backbone network is therefore assigned all the inter-zonal peak period trips plus 41.1% of the intra-zonal peak period trips. The secondary network is assigned 58.9% of the intra-zonal peak period trips and none of the inter-zonal peak period trips. The overall result is that 51.1% of the regional travel is assigned to the backbone network and 48.9% is assigned to the secondary network.

Table 5.3 - Backbone-Secondary Network Share Calculation

Calculation Value Description	Input Values	Backbone Value	Backbone Share	Secondary Value	Secondary Share
Total Western Riverside County Peak Period Vehicle Trips	3,248,507				
Less Internal/External Peak Period Vehicle Trips	-659,273				
Total Peak Period Vehicle Trips Internal to Western Riverside County	**2,589,234**				
Peak Period Vehicle Trips Between TUMF Zones	441,747				
Peak Period Vehicle Trips Within TUMF Zones	2,147,487				
TUMF Future Network Lane-Miles	3,029.9	1,243.9	41.1%	1,786.0	58.9%
Peak Period Vehicle Trips Between TUMF Zones	441,747	441,747	100.0%	0	0.0%
Peak Period Vehicle Trips Within TUMF Zones (as share of intra-zonal trips)	2,147,487	882,332	41.1%	1,265,155	58.9%
Total Peak Period Vehicle Trips Assigned	**2,589,234**	**1,324,079**	**51.1%**	**1,265,155**	**48.9%**

Based on RivCoM Year 2045 No-Build scenario; TUMF Nexus Study Exhibit H-1

5.3 Application of Fee to Residential and Non-Residential Developments

In order to establish the approximate proportionality of the future traffic impacts associated with new residential development and new non-residential development, the growth in daily VMT between the 2018 Existing and 2045 No-Build Scenarios from RivCoM were aggregated by trip purpose. RivCoM produces person trips (irrespective of mode choice) on the basis of five trip purposes: home-based-work (HBW), home-based-other (HBO), home-based-school (HBS), non-home-based (NHB), and home-based-university (HBU).

NCHRP Report #187 Quick Response Urban Travel Estimation Techniques and Transferable Parameters User's Guide (Transportation Research Board, 1978) details operational travel estimation techniques that are universally used for the travel demand modeling. Chapter 2 of this report, which details trip generation estimation, states that "HBW (Home Based Work) and HBNW (Home Based Non-Work) trips are generated at the households, whereas the NHB (Non-Home Based) trips are generated elsewhere." In accordance with NCHRP Report #187, growth in daily VMT was aggregated into home-based growth in daily VMT (combining the four home-based purposes: HBW, HBO, HBSC and HBU) and non-home-based growth in daily VMT. The home-based growth in daily VMT represents 77.7% of the total future growth in daily VMT and the non-home-based growth in daily VMT represent 22.3% of the total future growth in daily VMT, as shown in **Table 5.4**. **Appendix J** includes the RivCoM outputs used to develop the trip purpose summary in **Table 5.4**.

Table 5.4 - Daily VMT Growth by Trip Purpose for Western Riverside County (2018 - 2045)

VEHICLE TRIP PURPOSE	2018 EXISTING DAILY VMT	2045 NO-BUILD DAILY VMT	DAILY VMT GROWTH	DAILY VMT GROWTH SHARE
Home-Based-Work	81,121,525	98,818,811	17,697,286	31.8%
Home-Based-Other	114,840,696	138,710,519	23,869,822	42.9%
Home-Based-School (K-12)	8,592,941	9,230,272	637,331	1.1%
Non-Home-Based	61,534,566	73,907,099	12,372,533	22.3%
Home-Based-University	5,377,197	6,400,662	1,023,465	1.8%
TOTAL	271,466,925	327,067,363	55,600,437	100.00%
Home-Based Trips (Residential Uses)			**43,227,904**	**77.7%**
Non-Home-Based Trips (Non-Residential Uses)			**12,372,533**	**22.3%**

Based on RivCoM Year 2018 Existing Scenario, November 2023 and RivCoM Year 2045 No Build Scenario, November 2023

6.0 FAIR-SHARE FEE CALCULATION

The fee amounts, by type of development, that are justified to mitigate the cumulative regional impacts of new development on transportation facilities in Western Riverside County are quantified in this section. The total cost of improving the TUMF system is $5.28 billion. Existing funding obligated for improvements to the TUMF system totals $382.9 million while unfunded improvement needs generated by existing development represent $646.9 million of the total cost. The balance of the unfunded TUMF system improvement needs is $4.24 billion which is the maximum value attributable to the mitigation of the cumulative regional transportation impacts of future new development in the WRCOG region and will be captured through the TUMF Program. By levying the uniform fee directly on future new developments (and indirectly on new residents and new employees to Western Riverside County), these transportation system users are assigned their "fair share" of the costs to address the cumulative impacts of additional traffic they will generate on the regional transportation system.

Of the $4.24 billion in unfunded future improvement needs, 77.7% ($3.30 billion) will be assigned to future new residential development and 22.3% ($946.5 million) will be assigned to future new non-residential development.

6.1 Residential Fees

The portion of the unfunded future improvement cost allocable to new residential development through the TUMF is $3.30 billion. Since this future transportation system improvement need is generated by new residential development anticipated through the Year 2045, the fee will be spread between the residential developments projected to be constructed between 2018 and 2045. The projected residential growth from year 2018 to 2045 is 257,826 households (or dwelling units) as is indicated in **Table 2.3**.

Different household types generate different numbers of trips. To reflect the difference in trip generation between lower density "single-family" dwelling units and higher density "multi-family" dwelling units, the TUMF was weighted based on the respective trip generation rates of these different dwelling unit types. For the purposes of the TUMF Program, single family dwelling units are those housing units with a density of less than 8 units per acre while multi-family units are those with a density of 8 or more units per acre. According to the SCAG 2020 RTP/SCS forecasts included in **Table 2.3** and **Appendix B**, single family dwelling units (including mobile homes) are forecast to constitute 65.0% of the growth in residential dwelling units in the region between 2018 and 2045.

Data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021) show that, on average, single-family dwelling units generate 0.99 vehicle trips per dwelling unit per hour in the PM peak hour, whereas apartments, condominiums and townhouses (considered to be representative of higher density multi-family dwelling units) generate a median of 0.50 vehicle trips per unit per hour in the PM peak hour. The growth in dwelling units for single-family and multi-family, respectively, were multiplied by the corresponding trip generation rates to determine

the weighted proportion of the change in trips attributable to each use type as the basis for determining the per unit fee required to levy the necessary $3.20 billion to mitigate the cumulative regional transportation impacts of future new residential development. **Table 6.1** summarizes the calculation of the fee for single-family and multi-family dwelling units. **Appendix K** includes worksheets detailing the calculation of the residential (and non-residential) TUMF for Western Riverside County.

Table 6.1 - Fee Calculation for Residential Share

Residential Sector	2018 Dwelling Units	2045 Dwelling Units	Dwelling Unit Change	Trip Generation Rate	Trip Change	Percentage of Trip Change	Fee/DU
Single-Family	397,407	564,898	167,491	0.99	165,816	78.6%	$15,476
Multi-Family	157,166	247,501	90,335	0.50	45,168	21.4%	$7,816
Total	554,573	812,399	257,826		210,984	100.0%	

Household data based on SCAG 2020 RTP/SCS;
Trip Generation based on ITE Trip Generation (2021).

Consistent with the socio-economic forecasts developed by SCAG and the trip generation basis to assess the cumulative regional transportation impacts of new development, the residential fee calculation for TUMF reflects a uniform fee per dwelling unit for two categories as described previously: single-family residential and multi-family residential. On September 28, 2021, California Governor Gavin Newsome signed Assembly Bill 602 (AB 602) approving several changes to the Mitigation Fee Act, including the additional of §66016.5 to the California Government Code (CGC). CGC §66016.5(a)(5)(A) states "A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development…." unless certain findings are made. These findings include:

"(i) An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
(ii) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
(iii) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees."

To address these provisions of AB 602, WRCOG analyzed the trip generation characteristics of single-family and multi-family residential dwelling units of various sizes to determine whether the TUMF should be imposed based on the square footage of the respective housing type. The findings of the analyses for single-family and multi-family, respectively, were summarized in technical memoranda that are included in **Appendix K**. Based on the findings of the analyses, WRCOG has determined that the fee for single-family residential units should be adjusted in four tiers to correlate to the trip generation characteristics associated with various ranges of single-family housing sizes to demonstrate compliance with AB 602. The tiers reflecting the adjustments to the

standard single-family residential fee per dwelling unit (as calculated in **Table 6.1**) for differing ranges of single-family dwelling unit sizes are summarized in **Table 6.2**. Adjustments to the standard uniform fair-share single-family residential fee to account for variations in trip generation rates based on the size of the units will be made at the time of determining the fee obligation consistent with the process outlined further in the WRCOG TUMF Fee Calculation Handbook.

Table 6.2 – Single-Family Residential Fee Adjustments by Unit Size

Adjustment Tier	Housing Unit Size Range (in square feet)	Base Fee Adjustment
Tier 1	Less than or equal to 1,800	80%
Tier 2	1,801 to 2,300	90%
Tier 3	2,301 to 2,700	100%
Tier 4	More than 2,700	125%

For multi-family residential units, WRCOG determined that the fee can be imposed on all multi-family units uniformly consistent with the conclusions of the analysis of multi-family trip generation rates by unit size, which demonstrated little variation in trip generation rates across the range of multi-family residential unit sizes. Therefore, the multi-family residential fee, as calculated in **Table 6.2**, can be applied uniformly to all multi-family residential units under the TUMF program.

6.2 Non-Residential Fees

The portion of the unfunded future improvement cost allocable to new non-residential development through the TUMF is $946.5 million. Estimates of employment by sector were obtained from the SCAG 2020 RTP/SCS socioeconomic data included in **Table 2.3** and **Appendix B**. From the 2045 employment forecast, the amount of employee growth in each sector was calculated. The employment figures were then translated into square footage of new development using typical ratios of square feet per employee derived from four sources including: Cordoba Corporation/Parsons Brinckerhoff Quade and Douglas (PBQD), Land Use Density Conversion Factors For Long Range Corridor Study San Bernardino and Riverside Counties, August 20, 1990; Orange County Transportation Authority (OCTA), Orange County Subarea Model Guidelines Manual, June 2001; SCAG, Employment Density Study, October 31, 2001; and the County of Riverside, General Plan, as amended December 15, 2015. Worksheets showing the development of the TUMF employee conversion factors and the application of the conversion factors to calculate the square footage of future new non-residential development in Western Riverside County are included in **Appendix L**.

To account for the differences in trip generation between various types of non-residential uses, the new non-residential development was weighted by trip generation rate for each sector. Typical trip generation rates per employee were obtained from the Institute of Transportation Engineers (ITE) Trip Generation – 11th Edition (2021), and were weighted based on a calculated value of trips per employee as derived from the

employee conversion factors and ITE typical trip generation rates per square foot of development, before being assigned to the non-residential categories as follows: Industrial – 0.6 PM peak hour trips per employee, Retail – 1.8 PM peak hour trips per employee, Service – 1.2 PM peak hour trips per employee, and Government/Public – 2.1 PM peak hour trips per employee[12]. These rates were applied to the employment growth in each sector to determine the relative contribution of each sector to new trip-making, and the $946.5 million was then allocated among the non-residential categories based on the percentage of new trips added. This proportionate non-residential fee share by sector was then divided by the estimated square footage of future new development to obtain the rate per square foot for each type of use. The calculation of the non-residential fee by sector is shown in **Table 6.3**.

Table 6.3 - Fee Calculation for Non-Residential Share

Non-Residential Sector	Employment Change	Trip Generation Rate per Employee	Trip Change	Percentage of Trip Change	Change in Square Feet of Gross Floor Area	Fee/SF
Industrial	76,581	0.6	45,949	15.1%	61,489,565	**$2.33**
Retail	13,115	1.8	23,607	7.8%	6,557,500	**$11.21**
Service	174,255	1.2	209,106	68.8%	66,735,957	**$9.76**
Government/Public	12,071	2.1	25,349	8.3%	3,420,665	**$23.07**
Total	276,022		304,011	100.0%	138,203,688	

Employment Change data based on SCAG 2020 RTP/SCS; Trip Generation based on ITE (2021); Change in Square Feet conversion factor based on Cordoba (1990), OCTA (2001), SCAG (2001) and County of Riverside (2015).

[12] The median trip generation rate for 'Retail' and 'Service' was reduced to reflect the influence of pass-by trips using the weekday PM peak median pass-by trip rate for select uses as derived from the ITE Trip Generation Manual (11th Edition) (September 2021).

7.0 CONCLUSIONS

Based on the results of the Nexus Study evaluation, there is reasonable relationship between the cumulative regional transportation impacts of new land development projects in Western Riverside County and the need to mitigate these transportation impacts using funds levied through the ongoing TUMF Program. Factors that reflect this reasonable relationship include:

- Western Riverside County is expected to continue growing because of future new development.
- Continuing new growth will result in increasing congestion on arterial roadways.
- The future arterial roadway congestion is directly attributable to the cumulative regional transportation impacts of future development in Western Riverside County.
- Capacity improvements to the transportation system will be needed to mitigate the cumulative regional impacts of new development.
- Roads on the TUMF network are the facilities that merit improvement through this fee program.
- Improvements to the public transportation system will be needed to provide adequate mobility for transit-dependent travelers and to provide an alternative to automobile travel.

The Nexus Study evaluation has established a proportional "fair share" of the improvement cost attributable to new development based on the impacts of existing development and the availability of obligated funding through traditional sources. Furthermore, the Nexus Study evaluation has divided the fair share of the cost to mitigate the cumulative regional impacts of future new development in Western Riverside County in rough proportionality to the cumulative impacts of future residential and non-residential development in the region. The respective fee allocable to future new residential and non-residential development in Western Riverside County is summarized for differing use types in **Table 7.1**.

Table 7.1 - Transportation Uniform Mitigation Fee for Western Riverside County

Land Use Type	Units	Development Change	Fee Per Unit	Total Revenue ($ million)
Single Family Residential	DU	167,491	**$15,476**	$2,592.0
Multi Family Residential	DU	90,335	**$7,816**	$706.1
Industrial	SF GFA	61,489,565	**$2.33**	$143.1
Retail	SF GFA	6,557,500	**$11.21**	$73.5
Service	SF GFA	66,735,957	**$9.76**	$651.1
Government/Public	SF GFA	3,420,665	**$23.07**	$78.9
MAXIMUM TUMF VALUE				**$4,244.6**

8.0 APPENDICES

The following Appendices incorporate the extent of materials used to support the development of the WRCOG TUMF Nexus Study and, where appropriate, specifically the 2024 Update. The respective Appendices also incorporate an explanation of the methodology and assumptions used to develop the various elements of the Nexus Study.

These Appendices represent a compilation of materials derived from a variety of technical resources. Each of the following Appendices relate to the development of a specific element of the Nexus Study. These Appendices are as follows:

Appendix A - List of WRCOG Committees
Appendix B - Western Riverside County Population and Employment Growth 2018 – 2045
Appendix C - Western Riverside County Traffic Growth 2018 – 2045
Appendix D - Western Riverside County Transit System Ridership 2018 – 2045
Appendix E - Western Riverside County Regional System of Highways and Arterials Performance Measures
Appendix F - TUMF Network Cost Assumptions
Appendix G - TUMF 2024 Program Update Disposition of Network Change Requests
Appendix H - TUMF Network Cost Estimate and Evaluation
Appendix I - Western Riverside County Regional Trip Distribution
Appendix J - Western Riverside County Regional Trip Purpose
Appendix K - Residential Fee Calculation
Appendix L - Non-Residential Fee Calculation

Appendix A - List of WRCOG Committees

WRCOG Executive Committee

Sheri Flynn	City of Banning
Mike Lara	City of Beaumont
Wendy Hewitt	City of Calimesa
Mark Terry	City of Canyon Lake
Jacque Casillas (2nd Vice-Chair)	City of Corona
Christian Dinco	City of Eastvale
Jackie Peterson	City of Hemet
Chris Barajas (Past Chair)	City of Jurupa Valley
Brian Tisdale	City of Lake Elsinore
Bob Karwin	City of Menifee
Elena Baca-Santa Cruz	City of Moreno Valley
Lisa DeForest	City of Murrieta
Kevin Bash	City of Norco
Rita Rogers (Chair)	City of Perris
Chuck Conder	City of Riverside
Crystal Ruiz	City of San Jacinto
James Stewart	City of Temecula
Joseph Morabito	City of Wildomar
Kevin Jeffries	County of Riverside Dist. 1
Karen Spiegel	County of Riverside Dist. 2
Chuck Washington	County of Riverside Dist. 3
Yxstian Gutierrez	County of Riverside Dist. 5
Phil Paule	Eastern Municipal Water District
Dr. Edwin Gomez	Riverside County Superintendent of Schools (ex-officio)
Brenda Dennstedt (Vice-Chair)	Western Water

WRCOG Technical Advisory Committee

Doug Schulze	City of Banning
Elizabeth Gibbs	City of Beaumont
Will Kolbow	City of Calimesa
Aaron Brown	City of Canyon Lake
Brett Channing	City of Corona
Mark Orme	City of Eastvale
Mark Prestwich	City of Hemet
Rod Butler (Past Chair)	City of Jurupa Valley
Jason Simpson	City of Lake Elsinore
Armando Villa	City of Menifee
Mike Lee	City of Moreno Valley
Kim Summers	City of Murrieta
Lori Sassoon	City of Norco
Clara Miramontes (Chair)	City of Perris
Mike Futrell	City of Riverside
Rob Johnson	City of San Jacinto
Aaron Adams	City of Temecula
Dan York	City of Wildomar
Jeff Van Wagenen	County of Riverside
Joe Mouawad	Eastern Municipal Water District
Grace Martin	March Joint Power Authority
Matt Snellings	Riverside County Office of Education
Craig Miller	Western Water

WRCOG Planning Directors' Committee

no new appointment made (as of 07/24/24)	City of Banning
Carole Kendrick	City of Beaumont
Kelly Lucia	City of Calimesa
Jim Morrisey	City of Canyon Lake
Joanne Coletta	City of Corona
David Murray	City of Eastvale
Monique Alaniz-Flejter	City of Hemet
Joe Perez (Chair)	City of Jurupa Valley
Damaris Abraham	City of Lake Elsinore
Cheryl Kitzerow	City of Menifee
Sean Kelleher (2nd Vice-Chair)	City of Moreno Valley
David Chantarangsu	City of Murrieta
Alma Robles	City of Norco
Kenneth Phung (Vice-Chair)	City of Perris
Judy Eguez	City of Riverside
Travis Randel	City of San Jacinto
Matt Peters	City of Temecula
Matthew Bassi	City of Wildomar
John Hildebrand	County of Riverside
Jeffrey Smith	March Joint Powers Authority
Jennifer Nguyen	Riverside Transit Agency
Ryan Shaw	Western Water

WRCOG Public Works Committee

Art Vela	City of Banning
Robert Vestal	City of Beaumont
Michael Thornton	City of Calimesa
Stuart McKibben	City of Canyon Lake
Savat Khamphou (Vice-Chair)	City of Corona
Jimmy Chung	City of Eastvale
Noah Rau	City of Hemet
Paul Toor (Chair)	City of Jurupa Valley
Remon Habib	City of Lake Elsinore
Nick Fidler	City of Menifee
Melissa Walker	City of Moreno Valley
Bob Moehling	City of Murrieta
Sam Nelson	City of Norco
John Pourkazemi	City of Perris
Gil Hernandez	City of Riverside
Stuart McKibbin (Vice-Chair)	City of San Jacinto
Patrick Thomas	City of Temecula
Jason Farag	City of Wildomar
Patricia Romo	County of Riverside
Lauren Sotelo	March Joint Powers Authority
Jillian Guizado	Riverside County Transportation Commission
Mauricio Alvarez	Riverside Transit Agency

WRCOG Finance Directors' Committee

Lincoln Bogard	City of Banning
Jennifer Ustation	City of Beaumont
Celeste Reid	City of Calimesa
Terry Shea	City of Canyon Lake
Kim Sitton	City of Corona
Amanda Wells	City of Eastvale
vacant	City of Hemet
June Overholt	City of Jurupa Valley
Shannon Buckley	City of Lake Elsinore
Travis Hickey	City of Menifee
Launa Jimenez	City of Moreno Valley
Javier Carcamo (Past Chair)	City of Murrieta
Lisette Free	City of Norco
Ernie Reyna (Chair)	City of Perris
Kristie Thomas	City of Riverside
Erika Gomez (2nd Vice-Chair)	City of San Jacinto
Jennifer Hennessy	City of Temecula
Adam Jantz	City of Wildomar
Vacant	County of Riverside
John Adams	Eastern Municipal Water District
Grace Martin	March Joint Power Authority
Dr. Ruth Perez	Riverside County Office of Education
Kevin Mascaro	Western Water

Appendix B - Western Riverside County Population and Employment Growth 2008 – 2035

Although a variety of alternate demographic information is available for the purpose of quantifying population and household growth in Western Riverside County, it was determined that the data developed by SCAG to support the 2020 RTP/SCS represented the most comprehensive source of socioeconomic data (SED) for the six-county SCAG region that includes Riverside County. The SCAG 2020 RTP/SCS SED information is disaggregated to the level of traffic analysis zones (TAZ) that comprise inputs to RivCoM. These SED data by TAZ were extracted from RivCoM (specifically the TAZ_Data.CSV file located in the PopSyn output folder) and aggregated to correspond with the TUMF zones to support this update of the TUMF Nexus. The SCAG 2020 RTP/SCS SED data retrieved from RivCoM and used as the basis for the Nexus Update is summarized in this Appendix.

The SCAG employment data for 2018 and 2045 was provided for thirteen employment sectors consistent with the California Employment Development Department (EDD) Major Groups including: Farming, Natural Resources and Mining; Construction; Manufacturing; Wholesale Trade; Retail Trade; Transportation, Warehousing and Utilities; Information; Financial Activities; Professional and Business Service; Education and Health Service; Leisure and Hospitality; Other Service; and Government. For the purposes of the Nexus Study, the SCAG Employment Categories were aggregated to Industrial (Farming, Natural Resources and Mining; Construction; Manufacturing; Wholesale Trade; Transportation, Warehousing and Utilities), Retail (Retail Trade), Service (Information; Financial Activities; Professional and Business Service; Education and Health Service; Leisure and Hospitality; Other Service) and Government/Public Sector (Government). These four aggregated sector types were used as the basis for calculating the fee as described in **Section 6.2**. This Appendix includes tables detailing the SCAG RTP/SCS SED Employment Categories and corresponding North American Industry Classification System (NAICS) Categories that are included in each non-residential sector type.

EXHIBIT B-1

Western Riverside County Population, Households and Employment (2018) - SCAG 2020 RTP/SCS Base Year

SED Type/Zone	Central	Northwest	Pass	San Jacinto	Southwest	Total
Population						
Total Population	**408,260**	**777,900**	**98,688**	**187,677**	**432,915**	**1,905,440**
Households						
Single-Family	83,142	152,897	24,937	38,888	97,543	397,407
Multi-Family	26,889	63,591	8,661	26,055	31,970	157,166
Total Households	**110,031**	**216,488**	**33,598**	**64,943**	**129,513**	**554,573**
Employment						
Farming, Natural Resources and Mining	799	3,431	559	1,625	2,080	8,494
Construction	6,245	31,914	1,807	2,067	13,290	55,323
Manufacturing	4,172	25,866	1,101	925	8,902	40,966
Wholesale Trade	8,428	9,269	268	546	6,490	25,001
Retail Trade	13,346	32,061	5,472	4,564	18,371	73,814
Transportation, Warehousing and Utilities	7,349	22,686	1,132	2,132	6,251	39,550
Information	425	2,073	496	177	863	4,034
Financial Activities	1,887	8,632	586	1,003	5,414	17,522
Professional and Business Service	7,834	32,973	3,434	1,630	13,532	59,403
Education and Health Service	20,423	76,884	6,092	13,659	29,192	146,250
Leisure and Hospitality	8,391	21,990	7,207	3,726	18,270	59,584
Other Service	2,834	10,603	1,244	1,891	5,338	21,910
Government	2,579	11,727	871	761	2,631	18,569
TUMF Industrial	26,993	93,166	4,867	7,295	37,013	**169,334**
TUMF Retail	13,346	32,061	5,472	4,564	18,371	**73,814**
TUMF Service	41,794	153,155	19,059	22,086	72,609	**308,703**
TUMF Government/Public Sector	2,579	11,727	871	761	2,631	**18,569**
Total Employment	**84,712**	**290,109**	**30,269**	**34,706**	**130,624**	**570,420**

Source: SCAG 2020 RTP/SCS

EXHIBIT B-2

Western Riverside County Population, Households & Employment (2045) - SCAG 2020 RTP/SCS Horizon Year

SED Type/Zone	Central	Northwest	Pass	San Jacinto	Southwest	Total
Population						
Total Population	**594,678**	**925,228**	**158,040**	**289,439**	**566,491**	**2,533,876**
Households						
Single-Family	133,507	181,827	43,988	70,713	134,863	564,898
Multi-Family	53,555	79,359	14,362	43,654	56,571	247,501
Total Households	**187,062**	**261,186**	**58,350**	**114,367**	**191,434**	**812,399**
Employment						
Farming, Natural Resources and Mining	712	2,212	527	1,218	2,001	6,670
Construction	18,304	48,533	3,186	5,861	20,236	96,120
Manufacturing	6,836	24,624	1,393	1,149	10,335	44,337
Wholesale Trade	6,150	9,048	324	559	6,529	22,610
Retail Trade	16,310	33,656	7,136	6,338	23,489	86,929
Transportation, Warehousing and Utilities	18,227	38,043	2,705	4,771	12,432	76,178
Information	642	2,166	476	191	1,116	4,591
Financial Activities	2,906	9,889	1,229	1,536	6,665	22,225
Professional and Business Service	14,214	41,712	6,016	4,518	21,058	87,518
Education and Health Service	52,764	111,454	13,803	25,739	51,118	254,878
Leisure and Hospitality	13,197	27,739	10,540	8,424	24,641	84,541
Other Service	5,148	13,062	1,532	2,838	6,625	29,205
Government	6,229	18,222	1,176	1,471	3,542	30,640
TUMF Industrial	50,229	122,460	8,135	13,558	51,533	**245,915**
TUMF Retail	16,310	33,656	7,136	6,338	23,489	**86,929**
TUMF Service	88,871	206,022	33,596	43,246	111,223	**482,958**
TUMF Government/Public Sector	6,229	18,222	1,176	1,471	3,542	**30,640**
Total Employment	**161,639**	**380,360**	**50,043**	**64,613**	**189,787**	**846,442**

Source: SCAG 2020 RTP/SCS

EXHIBIT B-3

Western Riverside County Population, Households and Employment (2018 to 2045 Change) - SCAG 2020 RTP/SCS

SED Type/Zone	Central	Northwest	Pass	San Jacinto	Southwest	Total
Population						
Total Population	**186,418**	**147,328**	**59,352**	**101,762**	**133,576**	**628,436**
Households						
Single-Family	50,365	28,930	19,051	31,825	37,320	167,491
Multi-Family	26,666	15,768	5,701	17,599	24,601	90,335
Total Households	**77,031**	**44,698**	**24,752**	**49,424**	**61,921**	**257,826**
Employment						
Farming, Natural Resources and Mining	-87	-1,219	-32	-407	-79	-1,824
Construction	12,059	16,619	1,379	3,794	6,946	40,797
Manufacturing	2,664	-1,242	292	224	1,433	3,371
Wholesale Trade	-2,278	-221	56	13	39	-2,391
Retail Trade	2,964	1,595	1,664	1,774	5,118	13,115
Transportation, Warehousing and Utilities	10,878	15,357	1,573	2,639	6,181	36,628
Information	217	93	-20	14	253	557
Financial Activities	1,019	1,257	643	533	1,251	4,703
Professional and Business Service	6,380	8,739	2,582	2,888	7,526	28,115
Education and Health Service	32,341	34,570	7,711	12,080	21,926	108,628
Leisure and Hospitality	4,806	5,749	3,333	4,698	6,371	24,957
Other Service	2,314	2,459	288	947	1,287	7,295
Government	3,650	6,495	305	710	911	12,071
TUMF Industrial	23,236	29,294	3,268	6,263	14,520	**76,581**
TUMF Retail	2,964	1,595	1,664	1,774	5,118	**13,115**
TUMF Service	47,077	52,867	14,537	21,160	38,614	**174,255**
TUMF Government/Public Sector	3,650	6,495	305	710	911	**12,071**
Total Employment	**76,927**	**90,251**	**19,774**	**29,907**	**59,163**	**276,022**

Source: SCAG 2020 RTP/SCS

Exhibit B-4a - TUMF 2024 Nexus Update
Western Riverside County Population, Households and Employment (2018-2045)

SED Type/Zone	2018	2045	Change	Percent
Total Population	**1,905,440**	**2,533,876**	**628,436**	**33%**
Total Households	**554,573**	**812,399**	**257,826**	**46%**
Single-Family	397,407	564,898	167,491	42%
Multi-Family	157,166	247,501	90,335	57%
Total Employment	**570,420**	**846,442**	**276,022**	**48%**
TUMF Industrial	169,334	245,915	76,581	45%
TUMF Retail	73,814	86,929	13,115	18%
TUMF Service	308,703	482,958	174,255	56%
TUMF Government/Public Sector	18,569	30,640	12,071	65%

Source: SCAG 2020 RTP/SCS

Exhibit B-4b - TUMF 2016 Nexus Update
Western Riverside County Population, Households and Employment (2012-2040)

SED Type/Zone	2012	2040	Change	Percent
Total Population	**1,773,935**	**2,429,633**	**655,698**	**37%**
Total Households	**525,149**	**775,231**	**250,082**	**48%**
Single-Family	366,588	539,631	173,043	47%
Multi-Family	158,561	235,600	77,039	49%
Total Employment	**460,787**	**861,455**	**400,668**	**87%**
TUMF Industrial	120,736	201,328	80,592	67%
TUMF Retail	65,888	101,729	35,841	54%
TUMF Service	253,372	528,092	274,720	108%
TUMF Government/Public Sector	20,791	30,306	9,515	46%

Source: SCAG 2016 RTP/SCS

Exhibit B-4c - TUMF 2016 Nexus Update to 2024 Nexus Update Comparison

Western Riverside County Population, Households and Employment (Existing to Future Change)

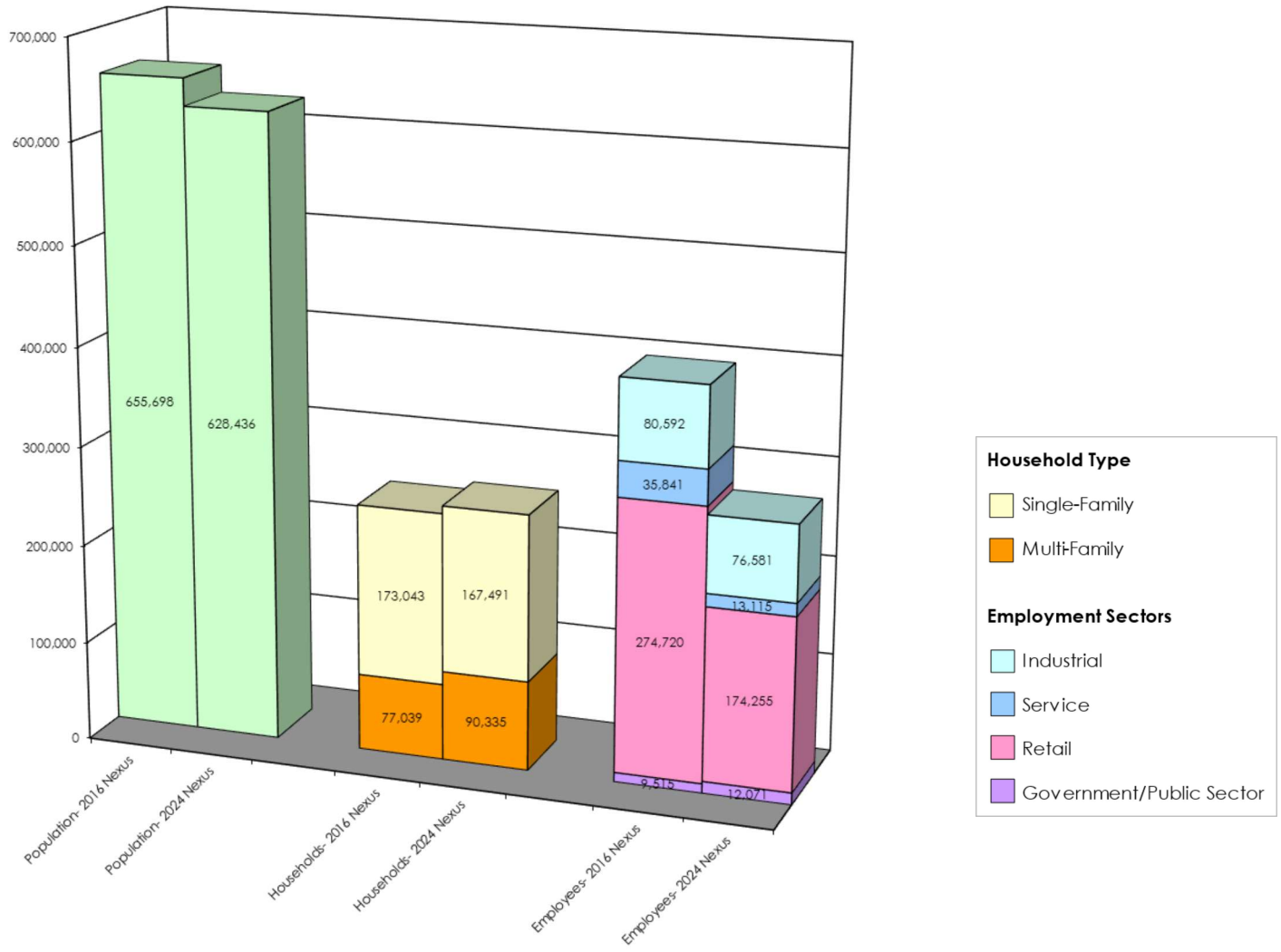
SED Type/Zone	2016 Update (2012-2040)	2024 Update (2018-2045)	Difference	Percent
Total Population	**655,698**	**628,436**	**-27,262**	**-4%**
Total Households	**250,082**	**257,826**	**7,744**	**3%**
Single-Family	173,043	167,491	-5,552	-3%
Multi-Family	77,039	90,335	13,296	17%
Total Employment	**400,668**	**276,022**	**-124,646**	**-31%**
TUMF Industrial	80,592	76,581	-4,011	-5%
TUMF Retail	35,841	13,115	-22,726	-63%
TUMF Service	274,720	174,255	-100,465	-37%
TUMF Government/Public Sector	9,515	12,071	2,556	27%

Source: SCAG 2016 RTP/SCS; SCAG 2020 RTP/SCS

EXHIBIT B-4d

Western Riverside County Population, Households and Employment Change (2012 to 2040 and 2018 to 2045)

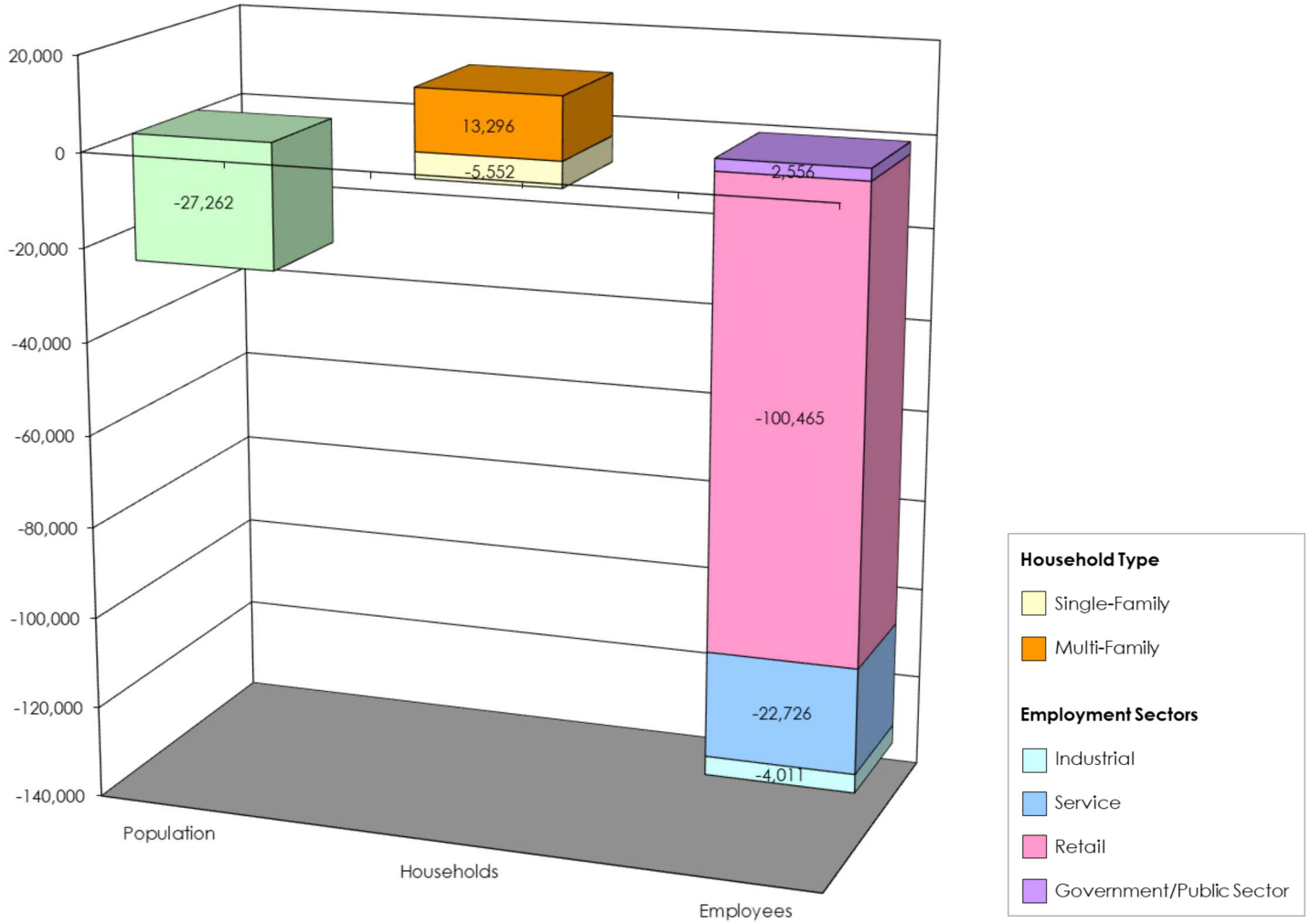
TUMF 2016 Nexus Update Comparison to TUMF 2024 Nexus Update



Sources:
Year 2012 to Year 2040 Growth (2016 Nexus Update): SCAG 2016 RTP/SCS; WSP, April 2016
Year 2018 to Year 2045 Growth (2024 Nexus Update): SCAG 2020 RTP/SCS

EXHIBIT B-4e

Difference in Population, Households and Employment Growth in Western Riverside County
TUMF 2016 Nexus Update Comparison to TUMF 2024 Nexus Update



Source:
Year 2012 to Year 2040 Growth (2016 Nexus Update): SCAG 2016 RTP/SCS; WSP, April 2016
Year 2018 to Year 2045 Growth (2024 Nexus Update): SCAG 2020 RTP/SCS

EXHIBIT B-5a

TUMF Non-Residential Category Detailed NAICS Correspondence Summary

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title
Industrial					
	Farming, Natural Resources and Mining				
		11	**Agriculture, Forestry, Fishing and Hunting**		
				111	Crop Production
				112	Animal Production and Aquaculture
				113	Forestry and Logging
				114	Fishing, Hunting and Trapping
				115	Support Activities for Agriculture and Forestry
		21	**Mining, Quarrying, and Oil and Gas Extraction**		
				211	Oil and Gas Extraction
				212	Mining (except Oil and Gas)
				213	Support Activities for Mining
	Construction				
		23	**Construction**		
				236	Construction of Buildings
				237	Heavy and Civil Engineering Construction
				238	Specialty Trade Contractors
	Manufacturing				
		31-33	**Manufacturing**		
				311	Food Manufacturing
				312	Beverage and Tobacco Product Manufacturing
				313	Textile Mills
				314	Textile Product Mills
				315	Apparel Manufacturing
				316	Leather and Allied Product Manufacturing
				321	Wood Product Manufacturing
				322	Paper Manufacturing
				323	Printing and Related Support Activities
				324	Petroleum and Coal Products Manufacturing
				325	Chemical Manufacturing
				326	Plastics and Rubber Products Manufacturing
				327	Nonmetallic Mineral Product Manufacturing
				331	Primary Metal Manufacturing
				332	Fabricated Metal Product Manufacturing
				333	Machinery Manufacturing
				334	Computer and Electronic Product Manufacturing
				335	Electrical Equipment, Appliance, and Component Manufacturing
				337	Furniture and Related Product Manufacturing
				339	Miscellaneous Manufacturing
	Wholesale Trade				
		42	**Wholesale Trade**		
				423	Merchant Wholesalers, Durable Goods
				424	Merchant Wholesalers, Nondurable Goods
				425	Wholesale Trade Agents and Brokers
	Transportation, Warehousing and Utilities				
		22	**Utilities**		
				221	Utilities
		48-49	**Transportation and Warehousing**		
				481	Air Transportation
				482	Rail Transportation
				483	Water Transportation
				484	Truck Transportation
				485	Transit and Ground Passenger Transportation
				486	Pipeline Transportation
				487	Scenic and Sightseeing Transportation
				488	Support Activities for Transportation
				491	Postal Service
				492	Couriers and Messengers
				493	Warehousing and Storage
Retail					
	Retail Trade				
		44-45	**Retail Trade**		
				441	Motor Vehicle and Parts Dealers
				444	Building Material and Garden Equipment and Supplies Dealers
				445	Food and Beverage Retailers
				449	Furniture, Home Furnishings, Electronics, and Appliance Retailers
				455	General Merchandise Retailers
				456	Health and Personal Care Retailers
				457	Gasoline Stations and Fuel Dealers
				458	Clothing, Clothing Accessories, Shoe, and Jewelry Retailers
				459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers

TUMF Non-Residential Category Detailed NAICS Correspondence Summary

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title
Service					
	Information				
		51	**Information**		
				512	Motion Picture and Sound Recording Industries
				513	Publishing Industries
				516	Broadcasting and Content Providers
				517	Telecommunications
				518	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services
				519	Web Search Portals, Libraries, Archives, and Other Information Services
	Financial Activities				
		52	**Finance and Insurance**		
				521	Monetary Authorities-Central Bank
				522	Credit Intermediation and Related Activities
				523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities
				524	Insurance Carriers and Related Activities
				525	Funds, Trusts, and Other Financial Vehicles
		53	**Real Estate and Rental and Leasing**		
				531	Real Estate
				532	Rental and Leasing Services
				533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)
	Professional and Business Services				
		54	**Professional, Scientific, and Technical Services**		
				541	Professional, Scientific, and Technical Services
		55	**Management of Companies and Enterprises**		
				551	Management of Companies and Enterprises
		56	**Administrative and Support and Waste Management and Remediation Services**		
				561	Administrative and Support Services
				562	Waste Management and Remediation Services
	Education and Health Services				
		61	**Educational Services**		
				611	Educational Services
		62	**Health Care and Social Assistance**		
				621	Ambulatory Health Care Services
				622	Hospitals
				623	Nursing and Residential Care Facilities
				624	Social Assistance
	Leisure and Hospitality				
		71	**Arts, Entertainment, and Recreation**		
				711	Performing Arts, Spectator Sports, and Related Industries
				712	Museums, Historical Sites, and Similar Institutions
				713	Amusement, Gambling, and Recreation Industries
		72	**Accommodation and Food Services**		
				721	Accommodation
				722	Food Services and Drinking Places
	Other Service				
		81	**Other Services (except Public Administration)**		
				811	Repair and Maintenance
				812	Personal and Laundry Services
				813	Religious, Grantmaking, Civic, Professional, and Similar Organizations
				814	Private Households
Government/Public Sector					
	Government				
		92	**Public Administration**		
				921	Executive, Legislative, and Other General Government Support
				922	Justice, Public Order, and Safety Activities
				923	Administration of Human Resource Programs
				924	Administration of Environmental Quality Programs
				925	Administration of Housing Programs, Urban Planning, and Community Development
				926	Administration of Economic Programs
				927	Space Research and Technology
				928	National Security and International Affairs

Source: SCAG 2020 RTP/SCS
California Employment Development Department (EDD)
US Census Bureau, North American Industry Classification System (NAICS), 2022

EXHIBIT B-5b

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
Industrial							
	Farming, Natural Resources and Mining						
		11	Agriculture, Forestry, Fishing and Hunting				
				111	Crop Production		
						111110	Soybean Farming
						111120	Oilseed (except Soybean) Farming
						111130	Dry Pea and Bean Farming
						111140	Wheat Farming
						111150	Corn Farming
						111160	Rice Farming
						111191	Oilseed and Grain Combination Farming
						111199	All Other Grain Farming
						111211	Potato Farming
						111219	Other Vegetable (except Potato) and Melon Farming
						111310	Orange Groves
						111320	Citrus (except Orange) Groves
						111331	Apple Orchards
						111332	Grape Vineyards
						111333	Strawberry Farming
						111334	Berry (except Strawberry) Farming
						111335	Tree Nut Farming
						111336	Fruit and Tree Nut Combination Farming
						111339	Other Noncitrus Fruit Farming
						111411	Mushroom Production
						111419	Other Food Crops Grown Under Cover
						111421	Nursery and Tree Production
						111422	Floriculture Production
						111910	Tobacco Farming
						111920	Cotton Farming
						111930	Sugarcane Farming
						111940	Hay Farming
						111991	Sugar Beet Farming
						111992	Peanut Farming
						111998	All Other Miscellaneous Crop Farming
				112	Animal Production and Aquaculture		
						112111	Beef Cattle Ranching and Farming
						112112	Cattle Feedlots
						112120	Dairy Cattle and Milk Production
						112130	Dual-Purpose Cattle Ranching and Farming
						112210	Hog and Pig Farming
						112310	Chicken Egg Production
						112320	Broilers and Other Meat Type Chicken Production
						112330	Turkey Production
						112340	Poultry Hatcheries
						112390	Other Poultry Production
						112410	Sheep Farming
						112420	Goat Farming
						112511	Finfish Farming and Fish Hatcheries
						112512	Shellfish Farming
						112519	Other Aquaculture
						112910	Apiculture
						112920	Horses and Other Equine Production
						112930	Fur-Bearing Animal and Rabbit Production
						112990	All Other Animal Production
				113	Forestry and Logging		
						113110	Timber Tract Operations
						113210	Forest Nurseries and Gathering of Forest Products
						113310	Logging
				114	Fishing, Hunting and Trapping		
						114111	Finfish Fishing
						114112	Shellfish Fishing
						114119	Other Marine Fishing
						114210	Hunting and Trapping
				115	Support Activities for Agriculture and Forestry		
						115111	Cotton Ginning
						115112	Soil Preparation, Planting, and Cultivating
						115113	Crop Harvesting, Primarily by Machine
						115114	Postharvest Crop Activities (except Cotton Ginning)
						115115	Farm Labor Contractors and Crew Leaders
						115116	Farm Management Services
						115210	Support Activities for Animal Production
						115310	Support Activities for Forestry
		21	Mining, Quarrying, and Oil and Gas Extraction				
				211	Oil and Gas Extraction		
						211120	Crude Petroleum Extraction
						211130	Natural Gas Extraction
				212	Mining (except Oil and Gas)		
						212114	Surface Coal Mining
						212115	Underground Coal Mining
						212210	Iron Ore Mining
						212220	Gold Ore and Silver Ore Mining
						212230	Copper, Nickel, Lead, and Zinc Mining
						212290	Other Metal Ore Mining
						212311	Dimension Stone Mining and Quarrying
						212312	Crushed and Broken Limestone Mining and Quarrying
						212313	Crushed and Broken Granite Mining and Quarrying
						212319	Other Crushed and Broken Stone Mining and Quarrying
						212321	Construction Sand and Gravel Mining
						212322	Industrial Sand Mining
						212323	Kaolin, Clay, and Ceramic and Refractory Minerals Mining
						212390	Other Nonmetallic Mineral Mining and Quarrying
				213	Support Activities for Mining		
						213111	Drilling Oil and Gas Wells
						213112	Support Activities for Oil and Gas Operations
						213113	Support Activities for Coal Mining
						213114	Support Activities for Metal Mining
						213115	Support Activities for Nonmetallic Minerals (except Fuels) Mining

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TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
	Construction						
		23	Construction				
				236	Construction of Buildings		
						236115	New Single-Family Housing Construction (except For-Sale Builders)
						236116	New Multifamily Housing Construction (except For-Sale Builders)
						236117	New Housing For-Sale Builders
						236118	Residential Remodelers
						236210	Industrial Building Construction
						236220	Commercial and Institutional Building Construction
				237	Heavy and Civil Engineering Construction		
						237110	Water and Sewer Line and Related Structures Construction
						237120	Oil and Gas Pipeline and Related Structures Construction
						237130	Power and Communication Line and Related Structures Construction
						237210	Land Subdivision
						237310	Highway, Street, and Bridge Construction
						237990	Other Heavy and Civil Engineering Construction
				238	Specialty Trade Contractors		
						238110	Poured Concrete Foundation and Structure Contractors
						238120	Structural Steel and Precast Concrete Contractors
						238130	Framing Contractors
						238140	Masonry Contractors
						238150	Glass and Glazing Contractors
						238160	Roofing Contractors
						238170	Siding Contractors
						238190	Other Foundation, Structure, and Building Exterior Contractors
						238210	Electrical Contractors and Other Wiring Installation Contractors
						238220	Plumbing, Heating, and Air-Conditioning Contractors
						238290	Other Building Equipment Contractors
						238310	Drywall and Insulation Contractors
						238320	Painting and Wall Covering Contractors
						238330	Flooring Contractors
						238340	Tile and Terrazzo Contractors
						238350	Finish Carpentry Contractors
						238390	Other Building Finishing Contractors
						238910	Site Preparation Contractors
						238990	All Other Specialty Trade Contractors
	Manufacturing						
		31-33	Manufacturing				
				311	Food Manufacturing		
						311111	Dog and Cat Food Manufacturing
						311119	Other Animal Food Manufacturing
						311211	Flour Milling
						311212	Rice Milling
						311213	Malt Manufacturing
						311221	Wet Corn Milling and Starch Manufacturing
						311224	Soybean and Other Oilseed Processing
						311225	Fats and Oils Refining and Blending
						311230	Breakfast Cereal Manufacturing
						311313	Beet Sugar Manufacturing
						311314	Cane Sugar Manufacturing
						311340	Nonchocolate Confectionery Manufacturing
						311351	Chocolate and Confectionery Manufacturing from Cacao Beans
						311352	Confectionery Manufacturing from Purchased Chocolate
						311411	Frozen Fruit, Juice, and Vegetable Manufacturing
						311412	Frozen Specialty Food Manufacturing
						311421	Fruit and Vegetable Canning
						311422	Specialty Canning
						311423	Dried and Dehydrated Food Manufacturing
						311511	Fluid Milk Manufacturing
						311512	Creamery Butter Manufacturing
						311513	Cheese Manufacturing
						311514	Dry, Condensed, and Evaporated Dairy Product Manufacturing
						311520	Ice Cream and Frozen Dessert Manufacturing
						311611	Animal (except Poultry) Slaughtering
						311612	Meat Processed from Carcasses
						311613	Rendering and Meat Byproduct Processing
						311615	Poultry Processing
						311710	Seafood Product Preparation and Packaging
						311811	Retail Bakeries
						311812	Commercial Bakeries
						311813	Frozen Cakes, Pies, and Other Pastries Manufacturing
						311821	Cookie and Cracker Manufacturing
						311824	Dry Pasta, Dough, and Flour Mixes Manufacturing from Purchased Flour
						311830	Tortilla Manufacturing
						311911	Roasted Nuts and Peanut Butter Manufacturing
						311919	Other Snack Food Manufacturing
						311920	Coffee and Tea Manufacturing
						311930	Flavoring Syrup and Concentrate Manufacturing
						311941	Mayonnaise, Dressing, and Other Prepared Sauce Manufacturing
						311942	Spice and Extract Manufacturing
						311991	Perishable Prepared Food Manufacturing
						311999	All Other Miscellaneous Food Manufacturing
				312	Beverage and Tobacco Product Manufacturing		
						312111	Soft Drink Manufacturing
						312112	Bottled Water Manufacturing
						312113	Ice Manufacturing
						312120	Breweries
						312130	Wineries
						312140	Distilleries
						312230	Tobacco Manufacturing
				313	Textile Mills		
						313110	Fiber, Yarn, and Thread Mills
						313210	Broadwoven Fabric Mills
						313220	Narrow Fabric Mills and Schiffli Machine Embroidery
						313230	Nonwoven Fabric Mills
						313240	Knit Fabric Mills
						313310	Textile and Fabric Finishing Mills
						313320	Fabric Coating Mills
				314	Textile Product Mills		
						314110	Carpet and Rug Mills
						314120	Curtain and Linen Mills
						314910	Textile Bag and Canvas Mills
						314994	Rope, Cordage, Twine, Tire Cord, and Tire Fabric Mills
						314999	All Other Miscellaneous Textile Product Mills
				315	Apparel Manufacturing		
						315120	Apparel Knitting Mills
						315210	Cut and Sew Apparel Contractors
						315250	Cut and Sew Apparel Manufacturing (except Contractors)
						315990	Apparel Accessories and Other Apparel Manufacturing
				316	Leather and Allied Product Manufacturing		
						316110	Leather and Hide Tanning and Finishing
						316210	Footwear Manufacturing
						316990	Other Leather and Allied Product Manufacturing

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TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
				321	Wood Product Manufacturing		
						321113	Sawmills
						321114	Wood Preservation
						321211	Hardwood Veneer and Plywood Manufacturing
						321212	Softwood Veneer and Plywood Manufacturing
						321215	Engineered Wood Member Manufacturing
						321219	Reconstituted Wood Product Manufacturing
						321911	Wood Window and Door Manufacturing
						321912	Cut Stock, Resawing Lumber, and Planing
						321918	Other Millwork (including Flooring)
						321920	Wood Container and Pallet Manufacturing
						321991	Manufactured Home (Mobile Home) Manufacturing
						321992	Prefabricated Wood Building Manufacturing
						321999	All Other Miscellaneous Wood Product Manufacturing
				322	Paper Manufacturing		
						322110	Pulp Mills
						322120	Paper Mills
						322130	Paperboard Mills
						322211	Corrugated and Solid Fiber Box Manufacturing
						322212	Folding Paperboard Box Manufacturing
						322219	Other Paperboard Container Manufacturing
						322220	Paper Bag and Coated and Treated Paper Manufacturing
						322230	Stationery Product Manufacturing
						322291	Sanitary Paper Product Manufacturing
						322299	All Other Converted Paper Product Manufacturing
				323	Printing and Related Support Activities		
						323111	Commercial Printing (except Screen and Books)
						323113	Commercial Screen Printing
						323117	Books Printing
						323120	Support Activities for Printing
				324	Petroleum and Coal Products Manufacturing		
						324110	Petroleum Refineries
						324121	Asphalt Paving Mixture and Block Manufacturing
						324122	Asphalt Shingle and Coating Materials Manufacturing
						324191	Petroleum Lubricating Oil and Grease Manufacturing
						324199	All Other Petroleum and Coal Products Manufacturing
				325	Chemical Manufacturing		
						325110	Petrochemical Manufacturing
						325120	Industrial Gas Manufacturing
						325130	Synthetic Dye and Pigment Manufacturing
						325180	Other Basic Inorganic Chemical Manufacturing
						325193	Ethyl Alcohol Manufacturing
						325194	Cyclic Crude, Intermediate, and Gum and Wood Chemical Manufacturing
						325199	All Other Basic Organic Chemical Manufacturing
						325211	Plastics Material and Resin Manufacturing
						325212	Synthetic Rubber Manufacturing
						325220	Artificial and Synthetic Fibers and Filaments Manufacturing
						325311	Nitrogenous Fertilizer Manufacturing
						325312	Phosphatic Fertilizer Manufacturing
						325314	Fertilizer (Mixing Only) Manufacturing
						325315	Compost Manufacturing
						325320	Pesticide and Other Agricultural Chemical Manufacturing
						325411	Medicinal and Botanical Manufacturing
						325412	Pharmaceutical Preparation Manufacturing
						325413	In-Vitro Diagnostic Substance Manufacturing
						325414	Biological Product (except Diagnostic) Manufacturing
						325510	Paint and Coating Manufacturing
						325520	Adhesive Manufacturing
						325611	Soap and Other Detergent Manufacturing
						325612	Polish and Other Sanitation Good Manufacturing
						325613	Surface Active Agent Manufacturing
						325620	Toilet Preparation Manufacturing
						325910	Printing Ink Manufacturing
						325920	Explosives Manufacturing
						325991	Custom Compounding of Purchased Resins
						325992	Photographic Film, Paper, Plate, Chemical, and Copy Toner Manufacturing
						325998	All Other Miscellaneous Chemical Product and Preparation Manufacturing
				326	Plastics and Rubber Products Manufacturing		
						326111	Plastics Bag and Pouch Manufacturing
						326112	Plastics Packaging Film and Sheet (including Laminated) Manufacturing
						326113	Unlaminated Plastics Film and Sheet (except Packaging) Manufacturing
						326121	Unlaminated Plastics Profile Shape Manufacturing
						326122	Plastics Pipe and Pipe Fitting Manufacturing
						326130	Laminated Plastics Plate, Sheet (except Packaging), and Shape Manufacturing
						326140	Polystyrene Foam Product Manufacturing
						326150	Urethane and Other Foam Product (except Polystyrene) Manufacturing
						326160	Plastics Bottle Manufacturing
						326191	Plastics Plumbing Fixture Manufacturing
						326199	All Other Plastics Product Manufacturing
						326211	Tire Manufacturing (except Retreading)
						326212	Tire Retreading
						326220	Rubber and Plastics Hoses and Belting Manufacturing
						326291	Rubber Product Manufacturing for Mechanical Use
						326299	All Other Rubber Product Manufacturing
				327	Nonmetallic Mineral Product Manufacturing		
						327110	Pottery, Ceramics, and Plumbing Fixture Manufacturing
						327120	Clay Building Material and Refractories Manufacturing
						327211	Flat Glass Manufacturing
						327212	Other Pressed and Blown Glass and Glassware Manufacturing
						327213	Glass Container Manufacturing
						327215	Glass Product Manufacturing Made of Purchased Glass
						327310	Cement Manufacturing
						327320	Ready-Mix Concrete Manufacturing
						327331	Concrete Block and Brick Manufacturing
						327332	Concrete Pipe Manufacturing
						327390	Other Concrete Product Manufacturing
						327410	Lime Manufacturing
						327420	Gypsum Product Manufacturing
						327910	Abrasive Product Manufacturing
						327991	Cut Stone and Stone Product Manufacturing
						327992	Ground or Treated Mineral and Earth Manufacturing
						327993	Mineral Wool Manufacturing
						327999	All Other Miscellaneous Nonmetallic Mineral Product Manufacturing

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		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
				331	Primary Metal Manufacturing		
						331110	Iron and Steel Mills and Ferroalloy Manufacturing
						331210	Iron and Steel Pipe and Tube Manufacturing from Purchased Steel
						331221	Rolled Steel Shape Manufacturing
						331222	Steel Wire Drawing
						331313	Alumina Refining and Primary Aluminum Production
						331314	Secondary Smelting and Alloying of Aluminum
						331315	Aluminum Sheet, Plate, and Foil Manufacturing
						331318	Other Aluminum Rolling, Drawing, and Extruding
						331410	Nonferrous Metal (except Aluminum) Smelting and Refining
						331420	Copper Rolling, Drawing, Extruding, and Alloying
						331491	Nonferrous Metal (except Copper and Aluminum) Rolling, Drawing, and Extruding
						331492	Secondary Smelting, Refining, and Alloying of Nonferrous Metal (except Copper and Aluminum)
						331511	Iron Foundries
						331512	Steel Investment Foundries
						331513	Steel Foundries (except Investment)
						331523	Nonferrous Metal Die-Casting Foundries
						331524	Aluminum Foundries (except Die-Casting)
						331529	Other Nonferrous Metal Foundries (except Die-Casting)
				332	Fabricated Metal Product Manufacturing		
						332111	Iron and Steel Forging
						332112	Nonferrous Forging
						332114	Custom Roll Forming
						332117	Powder Metallurgy Part Manufacturing
						332119	Metal Crown, Closure, and Other Metal Stamping (except Automotive)
						332215	Metal Kitchen Cookware, Utensil, Cutlery, and Flatware (except Precious) Manufacturing
						332216	Saw Blade and Handtool Manufacturing
						332311	Prefabricated Metal Building and Component Manufacturing
						332312	Fabricated Structural Metal Manufacturing
						332313	Plate Work Manufacturing
						332321	Metal Window and Door Manufacturing
						332322	Sheet Metal Work Manufacturing
						332323	Ornamental and Architectural Metal Work Manufacturing
						332410	Power Boiler and Heat Exchanger Manufacturing
						332420	Metal Tank (Heavy Gauge) Manufacturing
						332431	Metal Can Manufacturing
						332439	Other Metal Container Manufacturing
						332510	Hardware Manufacturing
						332613	Spring Manufacturing
						332618	Other Fabricated Wire Product Manufacturing
						332710	Machine Shops
						332721	Precision Turned Product Manufacturing
						332722	Bolt, Nut, Screw, Rivet, and Washer Manufacturing
						332811	Metal Heat Treating
						332812	Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
						332813	Electroplating, Plating, Polishing, Anodizing, and Coloring
						332911	Industrial Valve Manufacturing
						332912	Fluid Power Valve and Hose Fitting Manufacturing
						332913	Plumbing Fixture Fitting and Trim Manufacturing
						332919	Other Metal Valve and Pipe Fitting Manufacturing
						332991	Ball and Roller Bearing Manufacturing
						332992	Small Arms Ammunition Manufacturing
						332993	Ammunition (except Small Arms) Manufacturing
						332994	Small Arms, Ordnance, and Ordnance Accessories Manufacturing
						332996	Fabricated Pipe and Pipe Fitting Manufacturing
						332999	All Other Miscellaneous Fabricated Metal Product Manufacturing
				333	Machinery Manufacturing		
						333111	Farm Machinery and Equipment Manufacturing
						333112	Lawn and Garden Tractor and Home Lawn and Garden Equipment Manufacturing
						333120	Construction Machinery Manufacturing
						333131	Mining Machinery and Equipment Manufacturing
						333132	Oil and Gas Field Machinery and Equipment Manufacturing
						333241	Food Product Machinery Manufacturing
						333242	Semiconductor Machinery Manufacturing
						333243	Sawmill, Woodworking, and Paper Machinery Manufacturing
						333248	All Other Industrial Machinery Manufacturing
						333310	Commercial and Service Industry Machinery Manufacturing
						333413	Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing
						333414	Heating Equipment (except Warm Air Furnaces) Manufacturing
						333415	Air-Conditioning and Warm Air Heating Equipment and Commercial and Industrial Refrigeration Equipment Manufacturin
						333511	Industrial Mold Manufacturing
						333514	Special Die and Tool, Die Set, Jig, and Fixture Manufacturing
						333515	Cutting Tool and Machine Tool Accessory Manufacturing
						333517	Machine Tool Manufacturing
						333519	Rolling Mill and Other Metalworking Machinery Manufacturing
						333611	Turbine and Turbine Generator Set Units Manufacturing
						333612	Speed Changer, Industrial High-Speed Drive, and Gear Manufacturing
						333613	Mechanical Power Transmission Equipment Manufacturing
						333618	Other Engine Equipment Manufacturing
						333912	Air and Gas Compressor Manufacturing
						333914	Measuring, Dispensing, and Other Pumping Equipment Manufacturing
						333921	Elevator and Moving Stairway Manufacturing
						333922	Conveyor and Conveying Equipment Manufacturing
						333923	Overhead Traveling Crane, Hoist, and Monorail System Manufacturing
						333924	Industrial Truck, Tractor, Trailer, and Stacker Machinery Manufacturing
						333991	Power-Driven Handtool Manufacturing
						333992	Welding and Soldering Equipment Manufacturing
						333993	Packaging Machinery Manufacturing
						333994	Industrial Process Furnace and Oven Manufacturing
						333995	Fluid Power Cylinder and Actuator Manufacturing
						333996	Fluid Power Pump and Motor Manufacturing
						333998	All Other Miscellaneous General Purpose Machinery Manufacturing
				334	Computer and Electronic Product Manufacturing		
						334111	Electronic Computer Manufacturing
						334112	Computer Storage Device Manufacturing
						334118	Computer Terminal and Other Computer Peripheral Equipment Manufacturing
						334210	Telephone Apparatus Manufacturing
						334220	Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing
						334290	Other Communications Equipment Manufacturing
						334310	Audio and Video Equipment Manufacturing
						334412	Bare Printed Circuit Board Manufacturing
						334413	Semiconductor and Related Device Manufacturing
						334416	Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing
						334417	Electronic Connector Manufacturing
						334418	Printed Circuit Assembly (Electronic Assembly) Manufacturing
						334419	Other Electronic Component Manufacturing
						334510	Electromedical and Electrotherapeutic Apparatus Manufacturing
						334511	Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing
						334512	Automatic Environmental Control Manufacturing for Residential, Commercial, and Appliance Use
						334513	Instruments and Related Products Manufacturing for Measuring, Displaying, and Controlling Industrial Process Variables
						334514	Totalizing Fluid Meter and Counting Device Manufacturing
						334515	Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals
						334516	Analytical Laboratory Instrument Manufacturing
						334517	Irradiation Apparatus Manufacturing
						334519	Other Measuring and Controlling Device Manufacturing
						334610	Manufacturing and Reproducing Magnetic and Optical Media

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		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
				335	Electrical Equipment, Appliance, and Component Manufacturing		
						335131	Residential Electric Lighting Fixture Manufacturing
						335132	Commercial, Industrial, and Institutional Electric Lighting Fixture Manufacturing
						335139	Electric Lamp Bulb and Other Lighting Equipment Manufacturing
						335210	Small Electrical Appliance Manufacturing
						335220	Major Household Appliance Manufacturing
						335311	Power, Distribution, and Specialty Transformer Manufacturing
						335312	Motor and Generator Manufacturing
						335313	Switchgear and Switchboard Apparatus Manufacturing
						335314	Relay and Industrial Control Manufacturing
						335910	Battery Manufacturing
						335921	Fiber Optic Cable Manufacturing
						335929	Other Communication and Energy Wire Manufacturing
						335931	Current-Carrying Wiring Device Manufacturing
						335932	Noncurrent-Carrying Wiring Device Manufacturing
						335991	Carbon and Graphite Product Manufacturing
						335999	All Other Miscellaneous Electrical Equipment and Component Manufacturing
				336	Transportation Equipment Manufacturing		
						336110	Automobile and Light Duty Motor Vehicle Manufacturing
						336120	Heavy Duty Truck Manufacturing
						336211	Motor Vehicle Body Manufacturing
						336212	Truck Trailer Manufacturing
						336213	Motor Home Manufacturing
						336214	Travel Trailer and Camper Manufacturing
						336310	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing
						336320	Motor Vehicle Electrical and Electronic Equipment Manufacturing
						336330	Motor Vehicle Steering and Suspension Components (except Spring) Manufacturing
						336340	Motor Vehicle Brake System Manufacturing
						336350	Motor Vehicle Transmission and Power Train Parts Manufacturing
						336360	Motor Vehicle Seating and Interior Trim Manufacturing
						336370	Motor Vehicle Metal Stamping
						336390	Other Motor Vehicle Parts Manufacturing
						336411	Aircraft Manufacturing
						336412	Aircraft Engine and Engine Parts Manufacturing
						336413	Other Aircraft Parts and Auxiliary Equipment Manufacturing
						336414	Guided Missile and Space Vehicle Manufacturing
						336415	Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing
						336419	Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing
						336510	Railroad Rolling Stock Manufacturing
						336611	Ship Building and Repairing
						336612	Boat Building
						336991	Motorcycle, Bicycle, and Parts Manufacturing
						336992	Military Armored Vehicle, Tank, and Tank Component Manufacturing
						336999	All Other Transportation Equipment Manufacturing
				337	Furniture and Related Product Manufacturing		
						337110	Wood Kitchen Cabinet and Countertop Manufacturing
						337121	Upholstered Household Furniture Manufacturing
						337122	Nonupholstered Wood Household Furniture Manufacturing
						337126	Household Furniture (except Wood and Upholstered) Manufacturing
						337127	Institutional Furniture Manufacturing
						337211	Wood Office Furniture Manufacturing
						337212	Custom Architectural Woodwork and Millwork Manufacturing
						337214	Office Furniture (except Wood) Manufacturing
						337215	Showcase, Partition, Shelving, and Locker Manufacturing
						337910	Mattress Manufacturing
						337920	Blind and Shade Manufacturing
				339	Miscellaneous Manufacturing		
						339112	Surgical and Medical Instrument Manufacturing
						339113	Surgical Appliance and Supplies Manufacturing
						339114	Dental Equipment and Supplies Manufacturing
						339115	Ophthalmic Goods Manufacturing
						339116	Dental Laboratories
						339910	Jewelry and Silverware Manufacturing
						339920	Sporting and Athletic Goods Manufacturing
						339930	Doll, Toy, and Game Manufacturing
						339940	Office Supplies (except Paper) Manufacturing
						339950	Sign Manufacturing
						339991	Gasket, Packing, and Sealing Device Manufacturing
						339992	Musical Instrument Manufacturing
						339993	Fastener, Button, Needle, and Pin Manufacturing
						339994	Broom, Brush, and Mop Manufacturing
						339995	Burial Casket Manufacturing
						339999	All Other Miscellaneous Manufacturing
	Wholesale Trade						
		42	Wholesale Trade				
				423	Merchant Wholesalers, Durable Goods		
						423110	Automobile and Other Motor Vehicle Merchant Wholesalers
						423120	Motor Vehicle Supplies and New Parts Merchant Wholesalers
						423130	Tire and Tube Merchant Wholesalers
						423140	Motor Vehicle Parts (Used) Merchant Wholesalers
						423210	Furniture Merchant Wholesalers
						423220	Home Furnishing Merchant Wholesalers
						423310	Lumber, Plywood, Millwork, and Wood Panel Merchant Wholesalers
						423320	Brick, Stone, and Related Construction Material Merchant Wholesalers
						423330	Roofing, Siding, and Insulation Material Merchant Wholesalers
						423390	Other Construction Material Merchant Wholesalers
						423410	Photographic Equipment and Supplies Merchant Wholesalers
						423420	Office Equipment Merchant Wholesalers
						423430	Computer and Computer Peripheral Equipment and Software Merchant Wholesalers
						423440	Other Commercial Equipment Merchant Wholesalers
						423450	Medical, Dental, and Hospital Equipment and Supplies Merchant Wholesalers
						423460	Ophthalmic Goods Merchant Wholesalers
						423490	Other Professional Equipment and Supplies Merchant Wholesalers
						423510	Metal Service Centers and Other Metal Merchant Wholesalers
						423520	Coal and Other Mineral and Ore Merchant Wholesalers
						423610	Electrical Apparatus and Equipment, Wiring Supplies, and Related Equipment Merchant Wholesalers
						423620	Household Appliances, Electric Housewares, and Consumer Electronics Merchant Wholesalers
						423690	Other Electronic Parts and Equipment Merchant Wholesalers
						423710	Hardware Merchant Wholesalers
						423720	Plumbing and Heating Equipment and Supplies (Hydronics) Merchant Wholesalers
						423730	Warm Air Heating and Air-Conditioning Equipment and Supplies Merchant Wholesalers
						423740	Refrigeration Equipment and Supplies Merchant Wholesalers
						423810	Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers
						423820	Farm and Garden Machinery and Equipment Merchant Wholesalers
						423830	Industrial Machinery and Equipment Merchant Wholesalers
						423840	Industrial Supplies Merchant Wholesalers
						423850	Service Establishment Equipment and Supplies Merchant Wholesalers
						423860	Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers
						423910	Sporting and Recreational Goods and Supplies Merchant Wholesalers
						423920	Toy and Hobby Goods and Supplies Merchant Wholesalers
						423930	Recyclable Material Merchant Wholesalers
						423940	Jewelry, Watch, Precious Stone, and Precious Metal Merchant Wholesalers
						423990	Other Miscellaneous Durable Goods Merchant Wholesalers

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
				424	Merchant Wholesalers, Nondurable Goods		
						424110	Printing and Writing Paper Merchant Wholesalers
						424120	Stationery and Office Supplies Merchant Wholesalers
						424130	Industrial and Personal Service Paper Merchant Wholesalers
						424210	Drugs and Druggists' Sundries Merchant Wholesalers
						424310	Piece Goods, Notions, and Other Dry Goods Merchant Wholesalers
						424340	Footwear Merchant Wholesalers
						424350	Clothing and Clothing Accessories Merchant Wholesalers
						424410	General Line Grocery Merchant Wholesalers
						424420	Packaged Frozen Food Merchant Wholesalers
						424430	Dairy Product (except Dried or Canned) Merchant Wholesalers
						424440	Poultry and Poultry Product Merchant Wholesalers
						424450	Confectionery Merchant Wholesalers
						424460	Fish and Seafood Merchant Wholesalers
						424470	Meat and Meat Product Merchant Wholesalers
						424480	Fresh Fruit and Vegetable Merchant Wholesalers
						424490	Other Grocery and Related Products Merchant Wholesalers
						424510	Grain and Field Bean Merchant Wholesalers
						424520	Livestock Merchant Wholesalers
						424590	Other Farm Product Raw Material Merchant Wholesalers
						424610	Plastics Materials and Basic Forms and Shapes Merchant Wholesalers
						424690	Other Chemical and Allied Products Merchant Wholesalers
						424710	Petroleum Bulk Stations and Terminals
						424720	Petroleum and Petroleum Products Merchant Wholesalers (except Bulk Stations and Terminals)
						424810	Beer and Ale Merchant Wholesalers
						424820	Wine and Distilled Alcoholic Beverage Merchant Wholesalers
						424910	Farm Supplies Merchant Wholesalers
						424920	Book, Periodical, and Newspaper Merchant Wholesalers
						424930	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers
						424940	Tobacco Product and Electronic Cigarette Merchant Wholesalers
						424950	Paint, Varnish, and Supplies Merchant Wholesalers
						424990	Other Miscellaneous Nondurable Goods Merchant Wholesalers
				425	Wholesale Trade Agents and Brokers		
						425120	Wholesale Trade Agents and Brokers
	Transportation, Warehousing and Utilities						
		22	Utilities				
				221	Utilities		
						221111	Hydroelectric Power Generation
						221112	Fossil Fuel Electric Power Generation
						221113	Nuclear Electric Power Generation
						221114	Solar Electric Power Generation
						221115	Wind Electric Power Generation
						221116	Geothermal Electric Power Generation
						221117	Biomass Electric Power Generation
						221118	Other Electric Power Generation
						221121	Electric Bulk Power Transmission and Control
						221122	Electric Power Distribution
						221210	Natural Gas Distribution
						221310	Water Supply and Irrigation Systems
						221320	Sewage Treatment Facilities
						221330	Steam and Air-Conditioning Supply
		48-49	Transportation and Warehousing				
				481	Air Transportation		
						481111	Scheduled Passenger Air Transportation
						481112	Scheduled Freight Air Transportation
						481211	Nonscheduled Chartered Passenger Air Transportation
						481212	Nonscheduled Chartered Freight Air Transportation
						481219	Other Nonscheduled Air Transportation
				482	Rail Transportation		
						482111	Line-Haul Railroads
						482112	Short Line Railroads
				483	Water Transportation		
						483111	Deep Sea Freight Transportation
						483112	Deep Sea Passenger Transportation
						483113	Coastal and Great Lakes Freight Transportation
						483114	Coastal and Great Lakes Passenger Transportation
						483211	Inland Water Freight Transportation
						483212	Inland Water Passenger Transportation
				484	Truck Transportation		
						484110	General Freight Trucking, Local
						484121	General Freight Trucking, Long-Distance, Truckload
						484122	General Freight Trucking, Long-Distance, Less Than Truckload
						484210	Used Household and Office Goods Moving
						484220	Specialized Freight (except Used Goods) Trucking, Local
						484230	Specialized Freight (except Used Goods) Trucking, Long-Distance
				485	Transit and Ground Passenger Transportation		
						485111	Mixed Mode Transit Systems
						485112	Commuter Rail Systems
						485113	Bus and Other Motor Vehicle Transit Systems
						485119	Other Urban Transit Systems
						485210	Interurban and Rural Bus Transportation
						485310	Taxi and Ridesharing Services
						485320	Limousine Service
						485410	School and Employee Bus Transportation
						485510	Charter Bus Industry
						485991	Special Needs Transportation
						485999	All Other Transit and Ground Passenger Transportation
				486	Pipeline Transportation		
						486110	Pipeline Transportation of Crude Oil
						486210	Pipeline Transportation of Natural Gas
						486910	Pipeline Transportation of Refined Petroleum Products
						486990	All Other Pipeline Transportation
				487	Scenic and Sightseeing Transportation		
						487110	Scenic and Sightseeing Transportation, Land
						487210	Scenic and Sightseeing Transportation, Water
						487990	Scenic and Sightseeing Transportation, Other
				488	Support Activities for Transportation		
						488111	Air Traffic Control
						488119	Other Airport Operations
						488190	Other Support Activities for Air Transportation
						488210	Support Activities for Rail Transportation
						488310	Port and Harbor Operations
						488320	Marine Cargo Handling
						488330	Navigational Services to Shipping
						488390	Other Support Activities for Water Transportation
						488410	Motor Vehicle Towing
						488490	Other Support Activities for Road Transportation
						488510	Freight Transportation Arrangement
						488991	Packing and Crating
						488999	All Other Support Activities for Transportation
				491	Postal Service		
						491110	Postal Service
				492	Couriers and Messengers		
						492110	Couriers and Express Delivery Services
						492210	Local Messengers and Local Delivery
				493	Warehousing and Storage		
						493110	General Warehousing and Storage
						493120	Refrigerated Warehousing and Storage
						493130	Farm Product Warehousing and Storage
						493190	Other Warehousing and Storage

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TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
Retail							
	Retail Trade						
		44-45	**Retail Trade**				
				441	**Motor Vehicle and Parts Dealers**		
						441110	New Car Dealers
						441120	Used Car Dealers
						441210	Recreational Vehicle Dealers
						441222	Boat Dealers
						441227	Motorcycle, ATV, and All Other Motor Vehicle Dealers
						441330	Automotive Parts and Accessories Retailers
						441340	Tire Dealers
				444	**Building Material and Garden Equipment and Supplies Dealers**		
						444110	Home Centers
						444120	Paint and Wallpaper Retailers
						444140	Hardware Retailers
						444180	Other Building Material Dealers
						444230	Outdoor Power Equipment Retailers
						444240	Nursery, Garden Center, and Farm Supply Retailers
				445	**Food and Beverage Retailers**		
						445110	Supermarkets and Other Grocery Retailers (except Convenience Retailers)
						445131	Convenience Retailers
						445132	Vending Machine Operators
						445230	Fruit and Vegetable Retailers
						445240	Meat Retailers
						445250	Fish and Seafood Retailers
						445291	Baked Goods Retailers
						445292	Confectionery and Nut Retailers
						445298	All Other Specialty Food Retailers
						445320	Beer, Wine, and Liquor Retailers
				449	**Furniture, Home Furnishings, Electronics, and Appliance Retailers**		
						449110	Furniture Retailers
						449121	Floor Covering Retailers
						449122	Window Treatment Retailers
						449129	All Other Home Furnishings Retailers
						449210	Electronics and Appliance Retailers
				455	**General Merchandise Retailers**		
						455110	Department Stores
						455211	Warehouse Clubs and Supercenters
						455219	All Other General Merchandise Retailers
				456	**Health and Personal Care Retailers**		
						456110	Pharmacies and Drug Retailers
						456120	Cosmetics, Beauty Supplies, and Perfume Retailers
						456130	Optical Goods Retailers
						456191	Food (Health) Supplement Retailers
						456199	All Other Health and Personal Care Retailers
				457	**Gasoline Stations and Fuel Dealers**		
						457110	Gasoline Stations with Convenience Stores
						457120	Other Gasoline Stations
						457210	Fuel Dealers
				458	**Clothing, Clothing Accessories, Shoe, and Jewelry Retailers**		
						458110	Clothing and Clothing Accessories Retailers
						458210	Shoe Retailers
						458310	Jewelry Retailers
						458320	Luggage and Leather Goods Retailers
				459	**Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers**		
						459110	Sporting Goods Retailers
						459120	Hobby, Toy, and Game Retailers
						459130	Sewing, Needlework, and Piece Goods Retailers
						459140	Musical Instrument and Supplies Retailers
						459210	Book Retailers and News Dealers
						459310	Florists
						459410	Office Supplies and Stationery Retailers
						459420	Gift, Novelty, and Souvenir Retailers
						459510	Used Merchandise Retailers
						459910	Pet and Pet Supplies Retailers
						459920	Art Dealers
						459930	Manufactured (Mobile) Home Dealers
						459991	Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers
						459999	All Other Miscellaneous Retailers

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code	NAICS Title	NAICS Three Digit Code	NAICS Title	NAICS Six Digit Code	NAICS Title
Service							
	Information						
		51	Information				
				512	Motion Picture and Sound Recording Industries		
						512110	Motion Picture and Video Production
						512120	Motion Picture and Video Distribution
						512131	Motion Picture Theaters (except Drive-Ins)
						512132	Drive-In Motion Picture Theaters
						512191	Teleproduction and Other Postproduction Services
						512199	Other Motion Picture and Video Industries
						512230	Music Publishers
						512240	Sound Recording Studios
						512250	Record Production and Distribution
						512290	Other Sound Recording Industries
				513	Publishing Industries		
						513110	Newspaper Publishers
						513120	Periodical Publishers
						513130	Book Publishers
						513140	Directory and Mailing List Publishers
						513191	Greeting Card Publishers
						513199	All Other Publishers
						513210	Software Publishers
				516	Broadcasting and Content Providers		
						516110	Radio Broadcasting Stations
						516120	Television Broadcasting Stations
						516210	Media Streaming Distribution Services, Social Networks, and Other Media Networks and Content Providers
				517	Telecommunications		
						517111	Wired Telecommunications Carriers
						517112	Wireless Telecommunications Carriers (except Satellite)
						517121	Telecommunications Resellers
						517122	Agents for Wireless Telecommunications Services
						517410	Satellite Telecommunications
						517810	All Other Telecommunications
				518	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services		
						518210	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services
				519	Web Search Portals, Libraries, Archives, and Other Information Services		
						519210	Libraries and Archives
						519290	Web Search Portals and All Other Information Services
	Financial Activities						
		52	Finance and Insurance				
				521	Monetary Authorities-Central Bank		
						521110	Monetary Authorities-Central Bank
				522	Credit Intermediation and Related Activities		
						522110	Commercial Banking
						522130	Credit Unions
						522180	Savings Institutions and Other Depository Credit Intermediation
						522210	Credit Card Issuing
						522220	Sales Financing
						522291	Consumer Lending
						522292	Real Estate Credit
						522299	International, Secondary Market, and All Other Nondepository Credit Intermediation
						522310	Mortgage and Nonmortgage Loan Brokers
						522320	Financial Transactions Processing, Reserve, and Clearinghouse Activities
						522390	Other Activities Related to Credit Intermediation
				523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities		
						523150	Investment Banking and Securities Intermediation
						523160	Commodity Contracts Intermediation
						523210	Securities and Commodity Exchanges
						523910	Miscellaneous Intermediation
						523940	Portfolio Management and Investment Advice
						523991	Trust, Fiduciary, and Custody Activities
						523999	Miscellaneous Financial Investment Activities
				524	Insurance Carriers and Related Activities		
						524113	Direct Life Insurance Carriers
						524114	Direct Health and Medical Insurance Carriers
						524126	Direct Property and Casualty Insurance Carriers
						524127	Direct Title Insurance Carriers
						524128	Other Direct Insurance (except Life, Health, and Medical) Carriers
						524130	Reinsurance Carriers
						524210	Insurance Agencies and Brokerages
						524291	Claims Adjusting
						524292	Pharmacy Benefit Management and Other Third Party Administration of Insurance and Pension Funds
						524298	All Other Insurance Related Activities
				525	Funds, Trusts, and Other Financial Vehicles		
						525110	Pension Funds
						525120	Health and Welfare Funds
						525190	Other Insurance Funds
						525910	Open-End Investment Funds
						525920	Trusts, Estates, and Agency Accounts
						525990	Other Financial Vehicles
		53	Real Estate and Rental and Leasing				
				531	Real Estate		
						531110	Lessors of Residential Buildings and Dwellings
						531120	Lessors of Nonresidential Buildings (except Miniwarehouses)
						531130	Lessors of Miniwarehouses and Self-Storage Units
						531190	Lessors of Other Real Estate Property
						531210	Offices of Real Estate Agents and Brokers
						531311	Residential Property Managers
						531312	Nonresidential Property Managers
						531320	Offices of Real Estate Appraisers
						531390	Other Activities Related to Real Estate
				532	Rental and Leasing Services		
						532111	Passenger Car Rental
						532112	Passenger Car Leasing
						532120	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing
						532210	Consumer Electronics and Appliances Rental
						532281	Formal Wear and Costume Rental
						532282	Video Tape and Disc Rental
						532283	Home Health Equipment Rental
						532284	Recreational Goods Rental
						532289	All Other Consumer Goods Rental
						532310	General Rental Centers
						532411	Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing
						532412	Construction, Mining, and Forestry Machinery and Equipment Rental and Leasing
						532420	Office Machinery and Equipment Rental and Leasing
						532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing
				533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)		
						533110	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
	Professional and Business Services						
		54	Professional, Scientific, and Technical Services				
				541	Professional, Scientific, and Technical Services		
						541110	Offices of Lawyers
						541120	Offices of Notaries
						541191	Title Abstract and Settlement Offices
						541199	All Other Legal Services
						541211	Offices of Certified Public Accountants
						541213	Tax Preparation Services
						541214	Payroll Services
						541219	Other Accounting Services
						541310	Architectural Services
						541320	Landscape Architectural Services
						541330	Engineering Services
						541340	Drafting Services
						541350	Building Inspection Services
						541360	Geophysical Surveying and Mapping Services
						541370	Surveying and Mapping (except Geophysical) Services
						541380	Testing Laboratories and Services
						541410	Interior Design Services
						541420	Industrial Design Services
						541430	Graphic Design Services
						541490	Other Specialized Design Services
						541511	Custom Computer Programming Services
						541512	Computer Systems Design Services
						541513	Computer Facilities Management Services
						541519	Other Computer Related Services
						541611	Administrative Management and General Management Consulting Services
						541612	Human Resources Consulting Services
						541613	Marketing Consulting Services
						541614	Process, Physical Distribution, and Logistics Consulting Services
						541618	Other Management Consulting Services
						541620	Environmental Consulting Services
						541690	Other Scientific and Technical Consulting Services
						541713	Research and Development in Nanotechnology
						541714	Research and Development in Biotechnology (except Nanobiotechnology)
						541715	Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)
						541720	Research and Development in the Social Sciences and Humanities
						541810	Advertising Agencies
						541820	Public Relations Agencies
						541830	Media Buying Agencies
						541840	Media Representatives
						541850	Indoor and Outdoor Display Advertising
						541860	Direct Mail Advertising
						541870	Advertising Material Distribution Services
						541890	Other Services Related to Advertising
						541910	Marketing Research and Public Opinion Polling
						541921	Photography Studios, Portrait
						541922	Commercial Photography
						541930	Translation and Interpretation Services
						541940	Veterinary Services
						541990	All Other Professional, Scientific, and Technical Services
		55	Management of Companies and Enterprises				
				551	Management of Companies and Enterprises		
						551111	Offices of Bank Holding Companies
						551112	Offices of Other Holding Companies
						551114	Corporate, Subsidiary, and Regional Managing Offices
		56	Administrative and Support and Waste Management and Remediation Services				
				561	Administrative and Support Services		
						561110	Office Administrative Services
						561210	Facilities Support Services
						561311	Employment Placement Agencies
						561312	Executive Search Services
						561320	Temporary Help Services
						561330	Professional Employer Organizations
						561410	Document Preparation Services
						561421	Telephone Answering Services
						561422	Telemarketing Bureaus and Other Contact Centers
						561431	Private Mail Centers
						561439	Other Business Service Centers (including Copy Shops)
						561440	Collection Agencies
						561450	Credit Bureaus
						561491	Repossession Services
						561492	Court Reporting and Stenotype Services
						561499	All Other Business Support Services
						561510	Travel Agencies
						561520	Tour Operators
						561591	Convention and Visitors Bureaus
						561599	All Other Travel Arrangement and Reservation Services
						561611	Investigation and Personal Background Check Services
						561612	Security Guards and Patrol Services
						561613	Armored Car Services
						561621	Security Systems Services (except Locksmiths)
						561622	Locksmiths
						561710	Exterminating and Pest Control Services
						561720	Janitorial Services
						561730	Landscaping Services
						561740	Carpet and Upholstery Cleaning Services
						561790	Other Services to Buildings and Dwellings
						561910	Packaging and Labeling Services
						561920	Convention and Trade Show Organizers
						561990	All Other Support Services
				562	Waste Management and Remediation Services		
						562111	Solid Waste Collection
						562112	Hazardous Waste Collection
						562119	Other Waste Collection
						562211	Hazardous Waste Treatment and Disposal
						562212	Solid Waste Landfill
						562213	Solid Waste Combustors and Incinerators
						562219	Other Nonhazardous Waste Treatment and Disposal
						562910	Remediation Services
						562920	Materials Recovery Facilities
						562991	Septic Tank and Related Services
						562998	All Other Miscellaneous Waste Management Services

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		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
	Education and Health Services	61	Educational Services				
				611	Educational Services		
						611110	Elementary and Secondary Schools
						611210	Junior Colleges
						611310	Colleges, Universities, and Professional Schools
						611410	Business and Secretarial Schools
						611420	Computer Training
						611430	Professional and Management Development Training
						611511	Cosmetology and Barber Schools
						611512	Flight Training
						611513	Apprenticeship Training
						611519	Other Technical and Trade Schools
						611610	Fine Arts Schools
						611620	Sports and Recreation Instruction
						611630	Language Schools
						611691	Exam Preparation and Tutoring
						611692	Automobile Driving Schools
						611699	All Other Miscellaneous Schools and Instruction
						611710	Educational Support Services
		62	Health Care and Social Assistance				
				621	Ambulatory Health Care Services		
						621111	Offices of Physicians (except Mental Health Specialists)
						621112	Offices of Physicians, Mental Health Specialists
						621210	Offices of Dentists
						621310	Offices of Chiropractors
						621320	Offices of Optometrists
						621330	Offices of Mental Health Practitioners (except Physicians)
						621340	Offices of Physical, Occupational and Speech Therapists, and Audiologists
						621391	Offices of Podiatrists
						621399	Offices of All Other Miscellaneous Health Practitioners
						621410	Family Planning Centers
						621420	Outpatient Mental Health and Substance Abuse Centers
						621491	HMO Medical Centers
						621492	Kidney Dialysis Centers
						621493	Freestanding Ambulatory Surgical and Emergency Centers
						621498	All Other Outpatient Care Centers
						621511	Medical Laboratories
						621512	Diagnostic Imaging Centers
						621610	Home Health Care Services
						621910	Ambulance Services
						621991	Blood and Organ Banks
						621999	All Other Miscellaneous Ambulatory Health Care Services
				622	Hospitals		
						622110	General Medical and Surgical Hospitals
						622210	Psychiatric and Substance Abuse Hospitals
						622310	Specialty (except Psychiatric and Substance Abuse) Hospitals
				623	Nursing and Residential Care Facilities		
						623110	Nursing Care Facilities (Skilled Nursing Facilities)
						623210	Residential Intellectual and Developmental Disability Facilities
						623220	Residential Mental Health and Substance Abuse Facilities
						623311	Continuing Care Retirement Communities
						623312	Assisted Living Facilities for the Elderly
						623990	Other Residential Care Facilities
				624	Social Assistance		
						624110	Child and Youth Services
						624120	Services for the Elderly and Persons with Disabilities
						624190	Other Individual and Family Services
						624210	Community Food Services
						624221	Temporary Shelters
						624229	Other Community Housing Services
						624230	Emergency and Other Relief Services
						624310	Vocational Rehabilitation Services
						624410	Child Care Services
	Leisure and Hospitality	71	Arts, Entertainment, and Recreation				
				711	Performing Arts, Spectator Sports, and Related Industries		
						711110	Theater Companies and Dinner Theaters
						711120	Dance Companies
						711130	Musical Groups and Artists
						711190	Other Performing Arts Companies
						711211	Sports Teams and Clubs
						711212	Racetracks
						711219	Other Spectator Sports
						711310	Promoters of Performing Arts, Sports, and Similar Events with Facilities
						711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities
						711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures
						711510	Independent Artists, Writers, and Performers
				712	Museums, Historical Sites, and Similar Institutions		
						712110	Museums
						712120	Historical Sites
						712130	Zoos and Botanical Gardens
						712190	Nature Parks and Other Similar Institutions
				713	Amusement, Gambling, and Recreation Industries		
						713110	Amusement and Theme Parks
						713120	Amusement Arcades
						713210	Casinos (except Casino Hotels)
						713290	Other Gambling Industries
						713910	Golf Courses and Country Clubs
						713920	Skiing Facilities
						713930	Marinas
						713940	Fitness and Recreational Sports Centers
						713950	Bowling Centers
						713990	All Other Amusement and Recreation Industries

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		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
		72	Accommodation and Food Services				
				721	Accommodation		
						721110	Hotels (except Casino Hotels) and Motels
						721120	Casino Hotels
						721191	Bed-and-Breakfast Inns
						721199	All Other Traveler Accommodation
						721211	RV (Recreational Vehicle) Parks and Campgrounds
						721214	Recreational and Vacation Camps (except Campgrounds)
						721310	Rooming and Boarding Houses, Dormitories, and Workers' Camps
				722	Food Services and Drinking Places		
						722310	Food Service Contractors
						722320	Caterers
						722330	Mobile Food Services
						722410	Drinking Places (Alcoholic Beverages)
						722511	Full-Service Restaurants
						722513	Limited-Service Restaurants
						722514	Cafeterias, Grill Buffets, and Buffets
						722515	Snack and Nonalcoholic Beverage Bars
	Other Service						
		81	Other Services (except Public Administration)				
				811	Repair and Maintenance		
						811111	General Automotive Repair
						811114	Specialized Automotive Repair
						811121	Automotive Body, Paint, and Interior Repair and Maintenance
						811122	Automotive Glass Replacement Shops
						811191	Automotive Oil Change and Lubrication Shops
						811192	Car Washes
						811198	All Other Automotive Repair and Maintenance
						811210	Electronic and Precision Equipment Repair and Maintenance
						811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance
						811411	Home and Garden Equipment Repair and Maintenance
						811412	Appliance Repair and Maintenance
						811420	Reupholstery and Furniture Repair
						811430	Footwear and Leather Goods Repair
						811490	Other Personal and Household Goods Repair and Maintenance
				812	Personal and Laundry Services		
						812111	Barber Shops
						812112	Beauty Salons
						812113	Nail Salons
						812191	Diet and Weight Reducing Centers
						812199	Other Personal Care Services
						812210	Funeral Homes and Funeral Services
						812220	Cemeteries and Crematories
						812310	Coin-Operated Laundries and Drycleaners
						812320	Drycleaning and Laundry Services (except Coin-Operated)
						812331	Linen Supply
						812332	Industrial Launderers
						812910	Pet Care (except Veterinary) Services
						812921	Photofinishing Laboratories (except One-Hour)
						812922	One-Hour Photofinishing
						812930	Parking Lots and Garages
						812990	All Other Personal Services
				813	Religious, Grantmaking, Civic, Professional, and Similar Organizations		
						813110	Religious Organizations
						813211	Grantmaking Foundations
						813212	Voluntary Health Organizations
						813219	Other Grantmaking and Giving Services
						813311	Human Rights Organizations
						813312	Environment, Conservation and Wildlife Organizations
						813319	Other Social Advocacy Organizations
						813410	Civic and Social Organizations
						813910	Business Associations
						813920	Professional Organizations
						813930	Labor Unions and Similar Labor Organizations
						813940	Political Organizations
						813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)
				814	Private Households		
						814110	Private Households

TUMF Non-Residential Category Detailed NAICS Correspondence

TUMF Category	SCAG RTP/SCS Employment Categories	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
		NAICS Code	NAICS Title	NAICS Code	NAICS Title	NAICS Code	NAICS Title
Government/Public Sector							
	Government						
		92	**Public Administration**				
				921	**Executive, Legislative, and Other General Government Support**		
						921110	Executive Offices
						921120	Legislative Bodies
						921130	Public Finance Activities
						921140	Executive and Legislative Offices, Combined
						921150	American Indian and Alaska Native Tribal Governments
						921190	Other General Government Support
				922	**Justice, Public Order, and Safety Activities**		
						922110	Courts
						922120	Police Protection
						922130	Legal Counsel and Prosecution
						922140	Correctional Institutions
						922150	Parole Offices and Probation Offices
						922160	Fire Protection
						922190	Other Justice, Public Order, and Safety Activities
				923	**Administration of Human Resource Programs**		
						923110	Administration of Education Programs
						923120	Administration of Public Health Programs
						923130	Administration of Human Resource Programs (except Education, Public Health, and Veterans' Affairs Programs)
						923140	Administration of Veterans' Affairs
				924	**Administration of Environmental Quality Programs**		
						924110	Administration of Air and Water Resource and Solid Waste Management Programs
						924120	Administration of Conservation Programs
				925	**Administration of Housing Programs, Urban Planning, and Community Development**		
						925110	Administration of Housing Programs
						925120	Administration of Urban Planning and Community and Rural Development
				926	**Administration of Economic Programs**		
						926110	Administration of General Economic Programs
						926120	Regulation and Administration of Transportation Programs
						926130	Regulation and Administration of Communications, Electric, Gas, and Other Utilities
						926140	Regulation of Agricultural Marketing and Commodities
						926150	Regulation, Licensing, and Inspection of Miscellaneous Commercial Sectors
				927	**Space Research and Technology**		
						927110	Space Research and Technology
				928	**National Security and International Affairs**		
						928110	National Security
						928120	International Affairs

Source: SCAG 2020 RTP/SCS
California Employment Development Department (EDD)
US Census Bureau, North American Industry Classification System (NAICS), 2022

Appendix C - Western Riverside County Traffic Growth 2018 – 2045

Existing (2018) and future (2045) traffic data were derived from RivCoM. The model area of coverage, level of roadway network and TAZ detail, and application on other regional transportation study efforts represented RivCoM as the appropriate tool for evaluating traffic growth as part of the Nexus Study.

The forecasts of existing and future congestion levels were derived from the Year 2018 Existing and Year 2045 No-Build scenarios, respectively. The 2018 Existing and 2045 No-Build scenarios were developed using RivCoM to model 2018 and 2045 SED, respectively, as derived from the SCAG 2020 RTP/SCS adopted SED forecasts, on the transportation network as it existed in 2021. The 2018 existing transportation network represents the most recent baseline network developed for RivCoM, and only reflects the inclusion of those projects that were funded, committed and under construction at that time, and therefore imminently to be part of the baseline transportation system in 2018. For the purposes of the TUMF network analysis, additional improvements on the TUMF arterial highway network that were either completed or under construction in the period between 2018 and December 2021 were added to the network to create a 2021 existing network. The 2021 existing network was subsequently modeled in RivCoM using both 2018 and 2045 SED to provide the 2018 Baseline and 2045 No-Build scenarios as the basis for comparison and analysis. The 2045 No-Build scenario did not include transportation improvements that are planned as part of the recently adopted SCAG 2020 RTP/SCS on the basis they are uncommitted (meaning that their implementation is dependent on securing future funding and approval). Inclusion of the uncommitted improvements masks the congestion effects of increasing travel. Inclusion of these improvements and the resultant masking is not appropriate for this analysis aimed at identifying the effects of increasing travel if improvements were not built.

The WRCOG TUMF study area was extracted from RivCoM for the purpose of calculating the following measures for Western Riverside County only. Traffic growth impacts for each of the two scenarios were calculated using the TransCAD platform.

- Total daily vehicle miles of travel (VMT),
- Total daily VMT on facilities experiencing LOS E or worse.
- Total daily vehicle hours of travel (VHT), and
- Total combined daily vehicle hours of delay (VHD)

The following formulas were used to calculate the respective values.

- VMT = Link Distance * Total Daily Volume
- VHT = Average Loaded (Congested) Link Travel Time * Total Daily Volume
- VHD = VHT – (Free-flow (Uncongested) Link Travel Time * Total Daily Volume)
- VMT LOS E or F = VMT (on links where Daily V/C exceeded 0.90)[13]

[13] LOS Thresholds for LOS E are based on the 2010 Edition of the Highway Capacity Manual (Transportation Research Board, National Research Council, Washington, D.C., 2010) LOS Maximum V/C Criteria for Multilane Highways with 45 mph Free Flow Speed (Exhibit 14-5, Chapter 14, Page 14-5).

RivCoM breaks down its roadway network into functional categories called assignment groups. The measures were calculated selectively for all facilities, freeways only, arterials only, and TUMF arterials only by including and excluding different assignment groups and facilities. For the calculation of measures on "all facilities", only the centroid connectors were excluded. Arterial values excluded all mixed-flow to carpool lane connector ramps, freeways, carpool lanes, centroid connectors, and freeway-to-freeway connector ramps, respectively. Freeways were defined as including mixed-flow to carpool lane connector ramps, freeways, carpool lanes, and freeway-to-freeway connector ramps, respectively.

The 2021 Existing Network by Facility Type is included in this Appendix as **Exhibit C-1**. The 2021 existing network was used as the basis for the 2018 Existing and 2045 No-Build scenarios by modeling 2018 and 2045 SED, respectively, on the 2021 existing network using RivCoM to determine the comparative effects of population, household an employment growth in the region. The results of the analysis of existing and future congestion levels are presented for peak periods in **Exhibit C-2** and for daily in **Exhibit C-3** in this Appendix and extracted for the combined peak periods in **Table 3.1** of the study report.

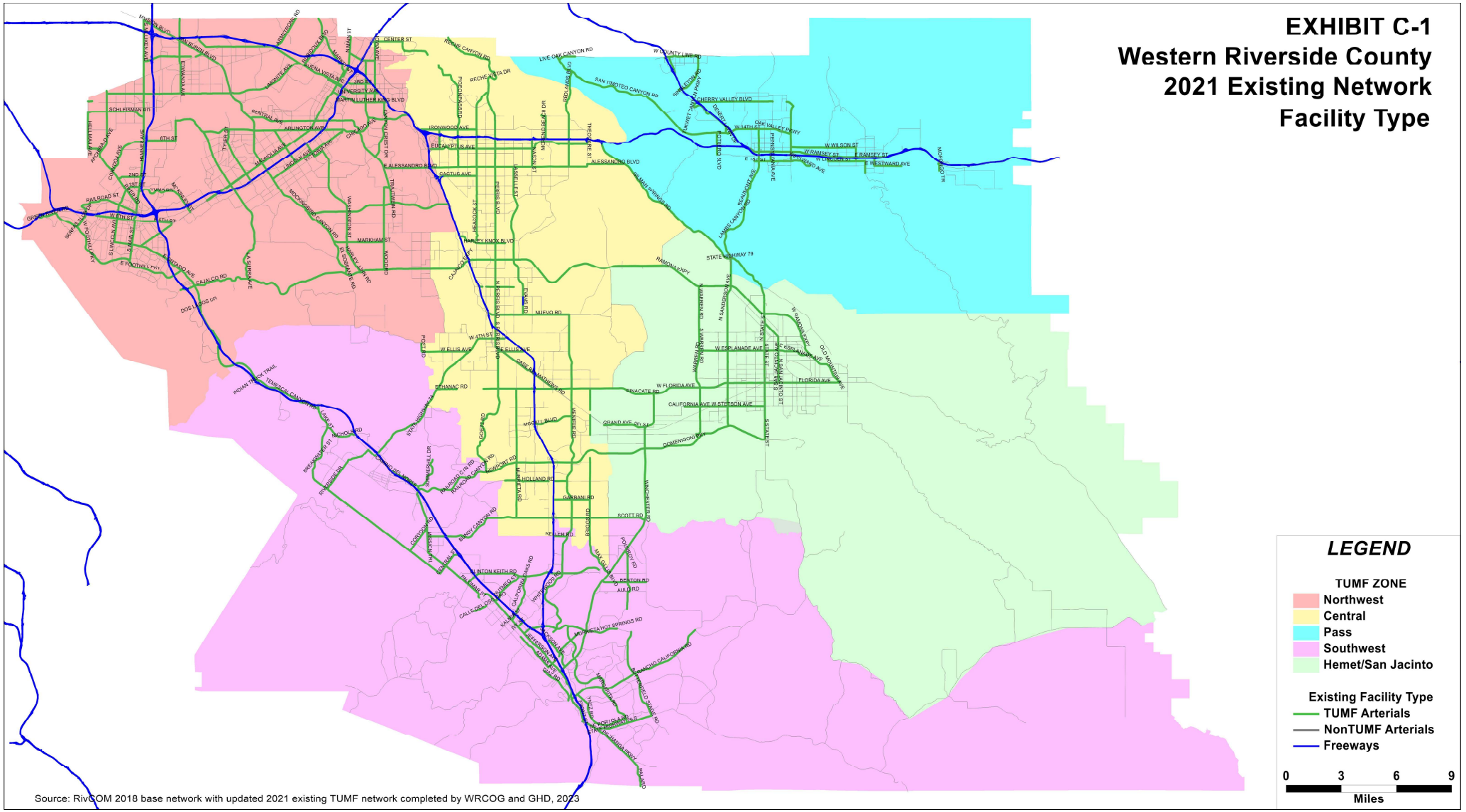


EXHIBIT C-1
Western Riverside County
2021 Existing Network
Facility Type
LEGEND
TUMF ZONE
Northwest
Central
Pass
Southwest
Hemet/San Jacinto
Existing Facility Type
TUMF Arterials
NonTUMF Arterials
Freeways
0 3 6 9
Miles
Source: RivCOM 2018 base network with updated 2021 existing TUMF network completed by WRCOG and GHD, 2023

EXHIBIT C-2

Western Riverside County
Regional Highway System Measures of Performance (2018 - 2045) – Peak Periods

Measures of Performance	AM Peak				PM Peak			
	2018	2045	% Change	% Annual	2018	2045	% Change	% Annual
VMT - Total ALL FACILITIES	10,324,900	13,225,039	28%	0.9%	12,959,824	16,672,215	29%	0.9%
VMT - FREEWAYS	5,877,972	6,720,682	14%	0.5%	7,636,550	8,769,602	15%	0.5%
VMT - ALL ARTERIALS	4,446,928	6,504,357	46%	1.4%	5,323,274	7,902,613	48%	1.5%
TOTAL - TUMF ARTERIAL VMT	**2,793,846**	**3,826,810**	37%	1.2%	**3,423,139**	**4,770,390**	39%	1.2%
VHT - TOTAL ALL FACILITIES	251,133	435,243	73%	2.1%	290,218	480,196	65%	1.9%
VHT - FREEWAYS	120,257	186,102	55%	1.6%	143,535	213,027	48%	1.5%
VHT - ALL ARTERIALS	130,875	249,142	90%	2.4%	146,683	267,169	82%	2.2%
TOTAL TUMF ARTERIAL VHT	**81,578**	**154,106**	89%	2.4%	**92,877**	**166,763**	80%	2.2%
VHD - TOTAL ALL FACILITIES	57,989	177,814	207%	4.2%	50,911	160,242	215%	4.3%
VHD - FREEWAYS	34,221	86,616	153%	3.5%	31,935	84,033	163%	3.6%
VHD - ALL ARTERIALS	23,768	91,198	284%	5.1%	18,977	76,209	302%	5.3%
TOTAL TUMF ARTERIAL VHD	**18,024**	**66,789**	271%	5.0%	**15,225**	**58,074**	281%	5.1%
VMT LOS E & F - TOTAL ALL FACILITIES	2,960,551	6,364,419	115%	2.9%	2,644,519	7,005,063	165%	3.7%
VMT LOS E & F - FREEWAYS	2,435,804	4,276,258	76%	2.1%	2,289,667	5,040,633	120%	3.0%
VMT LOS E & F - ALL ARTERIALS	524,747	2,088,161	298%	5.2%	354,852	1,964,430	454%	6.5%
TOTAL TUMF ARTERIAL VMT w/ LOS E & F	**448,168**	**1,585,571**	254%	4.8%	**317,614**	**1,598,561**	403%	6.2%
% of TUMF ARTERIAL VMT w/ LOS E & F	**16%**	**41%**			**9%**	**34%**		

* Based on RivCoM 2018 network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network completed.

NOTES:

Volume is adjusted by PCE factor
VMT = vehicle miles of travel (the total combined distance that all vehicles travel on the system)

VHT = vehicle hours of travel (the total combined time that all vehicles are traveling on the system)

VHD = vehicle hours of delay (the total combined time that all vehicles have been delayed on the system based on the difference between forecast travel time and free-flow (ideal) travel time)
LOS = level of service (based on forecast volume to capacity ratios).

LOS E or Worse was determined by V/C ratio that exceeds 0.9 thresholds as indicated in the Riverside County General Plan.

EXHIBIT C-3

Western Riverside County
Regional Highway System Measures of Performance (2018 - 2045) – Daily

Measures of Performance	Peak Periods (Total)				Daily			
	2018	2045	% Change	% Annual	2018	2045	% Change	% Annual
VMT - Total ALL FACILITIES	23,284,724	29,897,254	28%	0.9%	41,378,907	53,832,389	30%	1.0%
VMT - FREEWAYS	13,514,522	15,490,284	15%	0.5%	24,642,357	29,200,582	18%	0.6%
VMT - ALL ARTERIALS	9,770,202	14,406,970	47%	1.4%	16,736,551	24,631,807	47%	1.4%
TOTAL - TUMF ARTERIAL VMT	**6,216,985**	**8,597,200**	38%	1.2%	**10,794,415**	**15,170,125**	41%	1.3%
VHT - TOTAL ALL FACILITIES	541,350	915,439	69%	2.0%	893,813	1,433,458	60%	1.8%
VHT - FREEWAYS	263,792	399,128	51%	1.5%	440,073	637,990	45%	1.4%
VHT - ALL ARTERIALS	277,558	516,311	86%	2.3%	453,740	795,469	75%	2.1%
TOTAL TUMF ARTERIAL VHT	**174,455**	**320,869**	84%	2.3%	**285,520**	**496,757**	74%	2.1%
VHD - TOTAL ALL FACILITIES	108,900	338,056	210%	4.3%	131,965	410,511	211%	4.3%
VHD - FREEWAYS	66,156	170,649	158%	3.6%	79,532	208,287	162%	3.6%
VHD - ALL ARTERIALS	42,745	167,407	292%	5.2%	52,434	202,223	286%	5.1%
TOTAL TUMF ARTERIAL VHD	**33,249**	**124,863**	276%	5.0%	**41,025**	**152,200**	271%	5.0%
VMT LOS E - TOTAL ALL FACILITIES	5,605,070	13,369,483	139%	3.3%	6,153,146	16,090,205	161%	3.6%
VMT LOS E - FREEWAYS	4,725,471	9,316,891	97%	2.5%	5,141,215	11,306,348	120%	3.0%
VMT LOS E & F - ALL ARTERIALS	879,599	4,052,592	361%	5.8%	1,011,931	4,783,858	373%	5.9%
TOTAL TUMF ARTERIAL VMT w/ LOS E or worse	**765,782**	**3,184,133**	316%	5.4%	**878,465**	**3,819,635**	335%	5.6%
% of TUMF ARTERIAL VMT w/ LOS E or worse	**12%**	**37%**			**8%**	**25%**		

* Based on RivCoM 2018 network and SCAG 2020 RTP/SCS SED with updated 2021 arterial network completed.

NOTES:

Volume is adjusted by PCE factor
VMT = vehicle miles of travel (the total combined distance that all vehicles travel on the system)
VHT = vehicle hours of travel (the total combined time that all vehicles are traveling on the system)

VHD = vehicle hours of delay (the total combined time that all vehicles have been delayed on the system based on the difference between forecast tr
LOS = level of service (based on forecast volume to capacity ratios).
LOS E or Worse was determined by V/C ratio that exceeds 0.9 thresholds as indicated in the Riverside County Generc

Appendix D - Western Riverside County Bus Transit System Ridership 2023 – 2045

Actual average weekday daily ridership for Riverside Transit Agency (RTA) transit bus services was tabulated for 2023. Forecast average weekday daily ridership for RTA bus transit services was retrieved from the SCAG 2020 RTP/SCS Model for horizon year 2045. The bus transit ridership for 2023 and 2045 was tabulated to represent existing and future regional bus transit trips consistent with the analysis of highway trips described in **Section 3.1** and **Appendix C**. **Table D-1** summarizes the weekday bus transit ridership in Western Riverside County.

TABLE D-1 - Regional Bus Transit Weekday System Ridership

Year	Western Riverside Weekday Projected System Ridership
2023*	16,575
2045**	57,282

Notes: * - 2023 actual average weekday daily ridership provided by RTA staff December 1, 2023

** - 2045 forecast average weekday daily ridership obtained from SCAG 2020 RTP/SCS Model as provided by Fehr and Peers, November 28, 2023

Appendix E - Western Riverside County Regional System of Highways and Arterials Performance Measures

An integral element of the Nexus Study is the designation of the Western Riverside County Regional System of Highways and Arterials (also referred to as the "TUMF Network"). This network of regionally significant highways represents those arterial and collector highway and roadway facilities that primarily support inter-community trips in Western Riverside County and supplement the regional freeway system, and represents the extents of the network of highways and roadways that would be eligible for TUMF funded improvements. The Regional System of Highways and Arterials does NOT include the freeways of Western Riverside County which primarily serve inter-regional trips.

The designation of the Regional System of Highways and Arterials in the original TUMF Nexus Study adopted by the WRCOG Executive Committee in October 2002 was initiated with the identification of highways and roadways that met certain specified guidelines as defined by the WRCOG Public Works Committee. The guidelines are defined in **Section 4.1** of the Nexus Report, and include:

1. Arterial highway facilities proposed to have a minimum of four lanes at future buildout (not including freeways).
2. Facilities that serve multiple jurisdictions and/or provide connectivity between communities both within and adjoining Western Riverside County.
3. Facilities with forecast traffic volumes in excess of 20,000 vehicles per day in the future horizon year.
4. Facilities with forecast volume to capacity ratio of 0.90 (LOS E) or greater in the future horizon year.
5. Facilities that accommodate regional fixed route transit services.
6. Facilities that provide direct access to major commercial, industrial, institutional, recreational or tourist activity centers, and multi-modal transportation facilities (such as airports, railway terminals and transit centers).

The original candidate facilities were identified by overlaying various transportation system and land use plots depicting parameters consistent with those defined by the specified guidelines. These plots included existing and proposed numbers of lanes, network volumes and volume to capacity ratio (LOS) derived from SCAG CTP Model networks developed by Transcore to support the ongoing Western Riverside County CETAP study, and existing land use information provided by SCAG. These plots were included in the Appendices that accompanied the original 2002 TUMF Nexus Study. Fixed route transit service information was provided by the Riverside County Regional Transportation Authority (RTA).

These various data inputs were overlaid and reviewed leading the definition of a segmented skeletal network of highways and roadways for further consideration. The skeletal network was further enhanced to reflect regional connectivity and access to activity center considerations. An initial draft Regional System of Highways and Arterials was developed and subsequently distributed to the County of Riverside and each City in Western Riverside County for review in the context of their respective City General

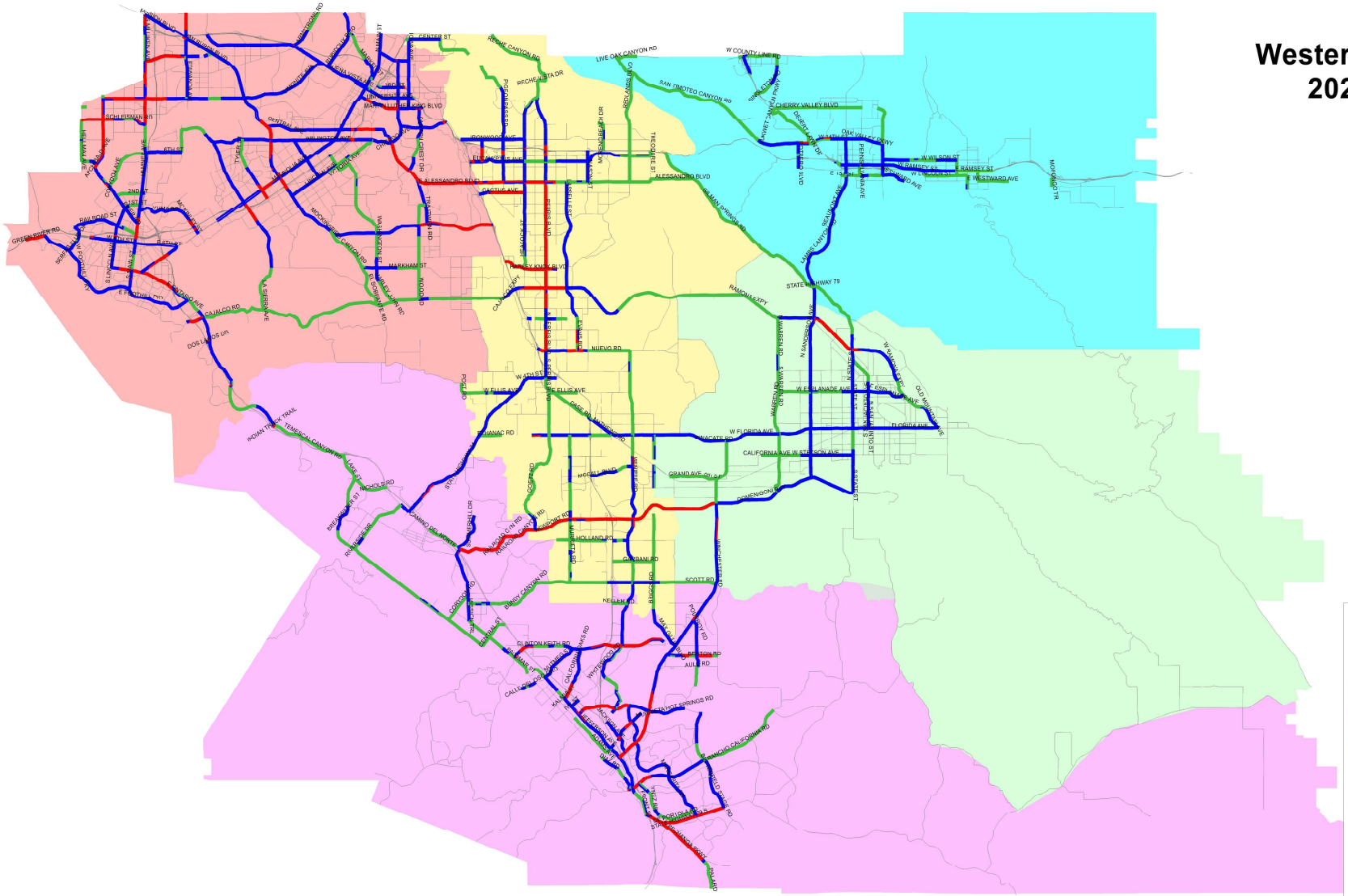
Plan Circulation Elements, primarily to confirm existing and future number of lanes and appropriateness of the facilities identified. The initial draft network was subsequently revised to consolidate appropriate General Plan Circulation Elements, including the identification of proposed new facilities as alternatives to existing facilities. It should be pointed out that the Regional System of Highways and Arterials does not represent a simple compilation of regional General Plan Circulation Elements, but rather incorporates the elements of regional General Plan Circulation Elements that are necessary for mitigating the cumulative regional traffic impacts of new development within the horizon year of the TUMF program.

The consolidated list of proposed network improvements (along with associated initial cost estimates) was subsequently distributed to each of the WRCOG jurisdictions, individual landowners, and other stakeholders including representatives of the development community through the Building Industry Association (BIA) for review. The review of the consolidated list of improvements (and associated costs) prompted a series of five peer review workshop meetings to specifically review each segment of roadway identified and the associated improvements to mitigate the traffic impacts of new development. One peer review workshop meeting was held for each of the five zones in the WRCOG region with meetings held at the Riverside County Assessor's Office between June 27, 2002 and July 18, 2002. The peer review workshop meetings involved representatives from WRCOG, the respective zone jurisdictions and the BIA. The peer review workshops culminated in the development (by consensus of the groups) of a revised list of proposed network improvements (and associated costs) more accurately reflecting the improvements necessary to mitigate the cumulative regional traffic impacts of new development.

Following the peer review, the initial Regional System of Highways and Arterials was reviewed and endorsed by the TUMF Technical Advisory Committee, the TUMF Policy Committee and the WRCOG Executive Committee and utilized as the basis for developing the original TUMF Nexus Study in October 2002.

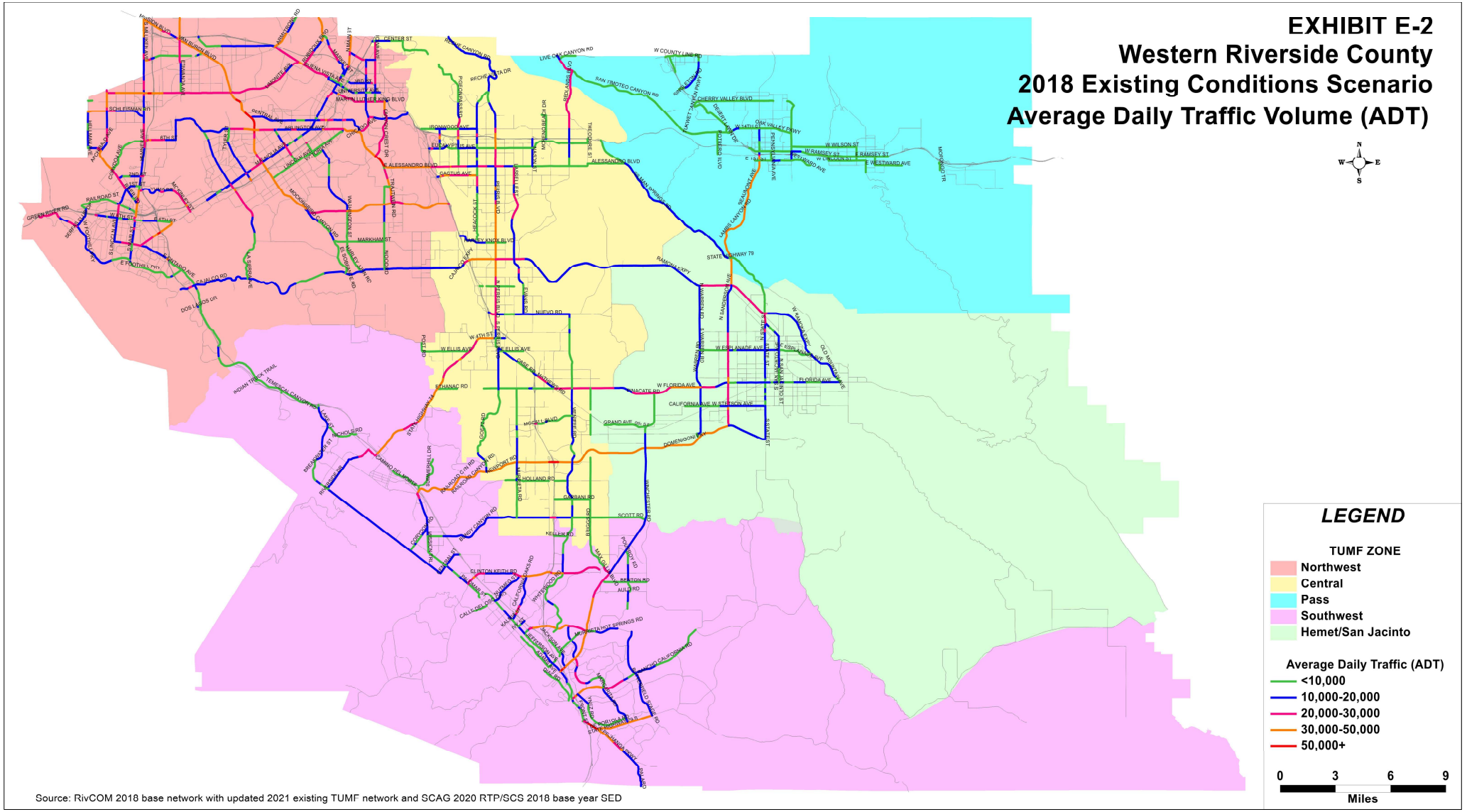
For the 2024 update of the TUMF Nexus Study, the Regional System of Highways and Arterials was reassessed. Consistent with the changing rate of new development forecast for Western Riverside County as part of the SCAG 2020 RTP/SCS, including reductions in the overall level of non-residential employment, the review of the TUMF Network as part of the 2024 Nexus Update ensured facilities generally still met the previously described performance guidelines, and/or that the scope and magnitude of specific improvements to the TUMF Network were roughly proportional to the impacts needing to be mitigated. This review process involved the comparison of model outputs for the 2018 Baseline and 2045 No-Build Scenarios on the 2021 Existing arterial network to identify those facilities no longer expected to be impacted substantially by the cumulative effects of traffic growth from new development. This review resulted in various changes in the scope and magnitude of specific improvements previously identified on the TUMF Network. The updated model output plots utilized as the basis for the latest network review are included in this appendix as **Exhibit E-1** through **E-8**. The Regional System of Highways and Arterials is included as **Figure 4.1** in the Nexus Study report.

EXHIBIT E-1
Western Riverside County
2021 Existing Network
Number of Lanes



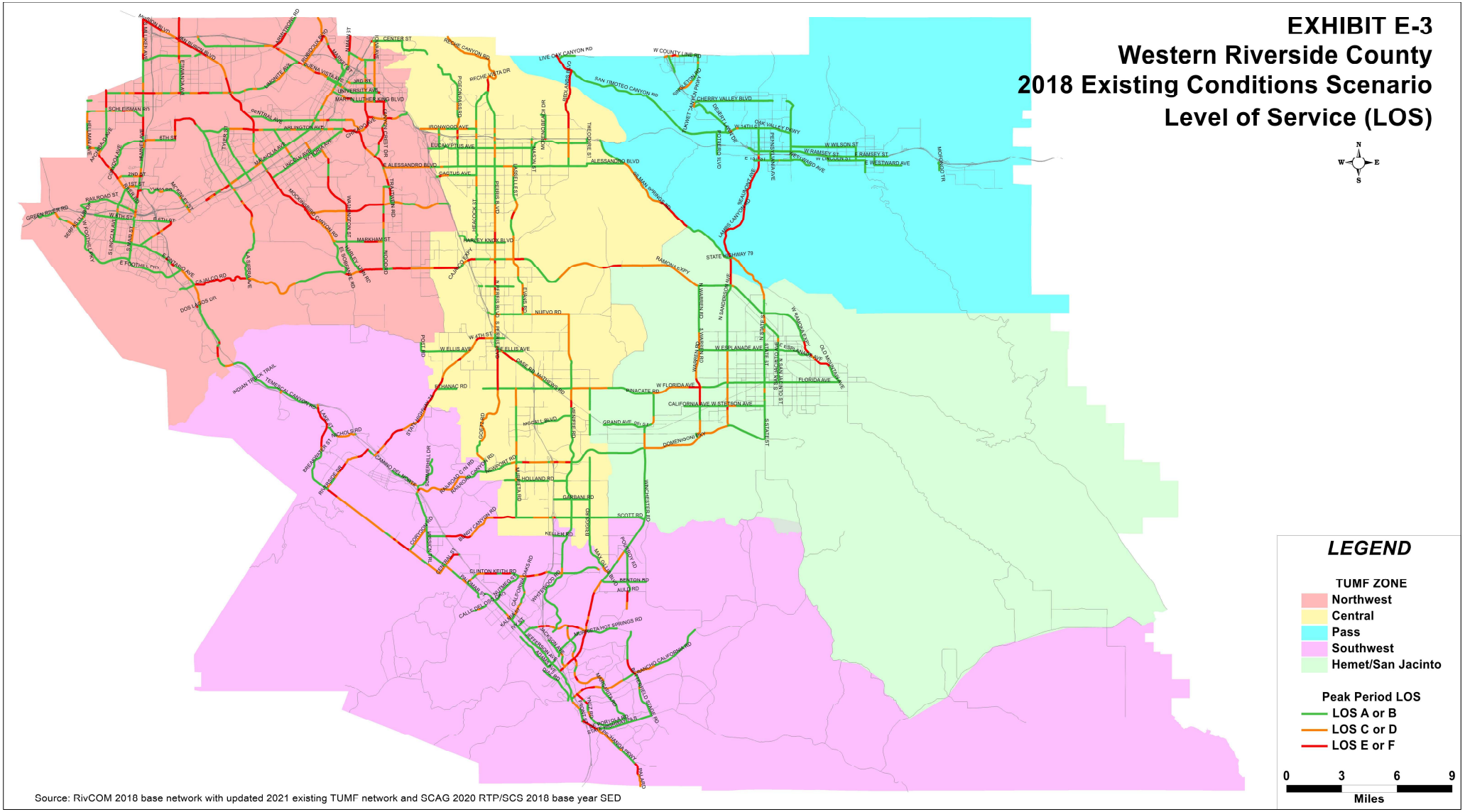
Source: RivCOM 2018 base network with updated 2021 existing TUMF network completed by WRCOG and GHD, 2023

EXHIBIT E-2
Western Riverside County
2018 Existing Conditions Scenario
Average Daily Traffic Volume (ADT)



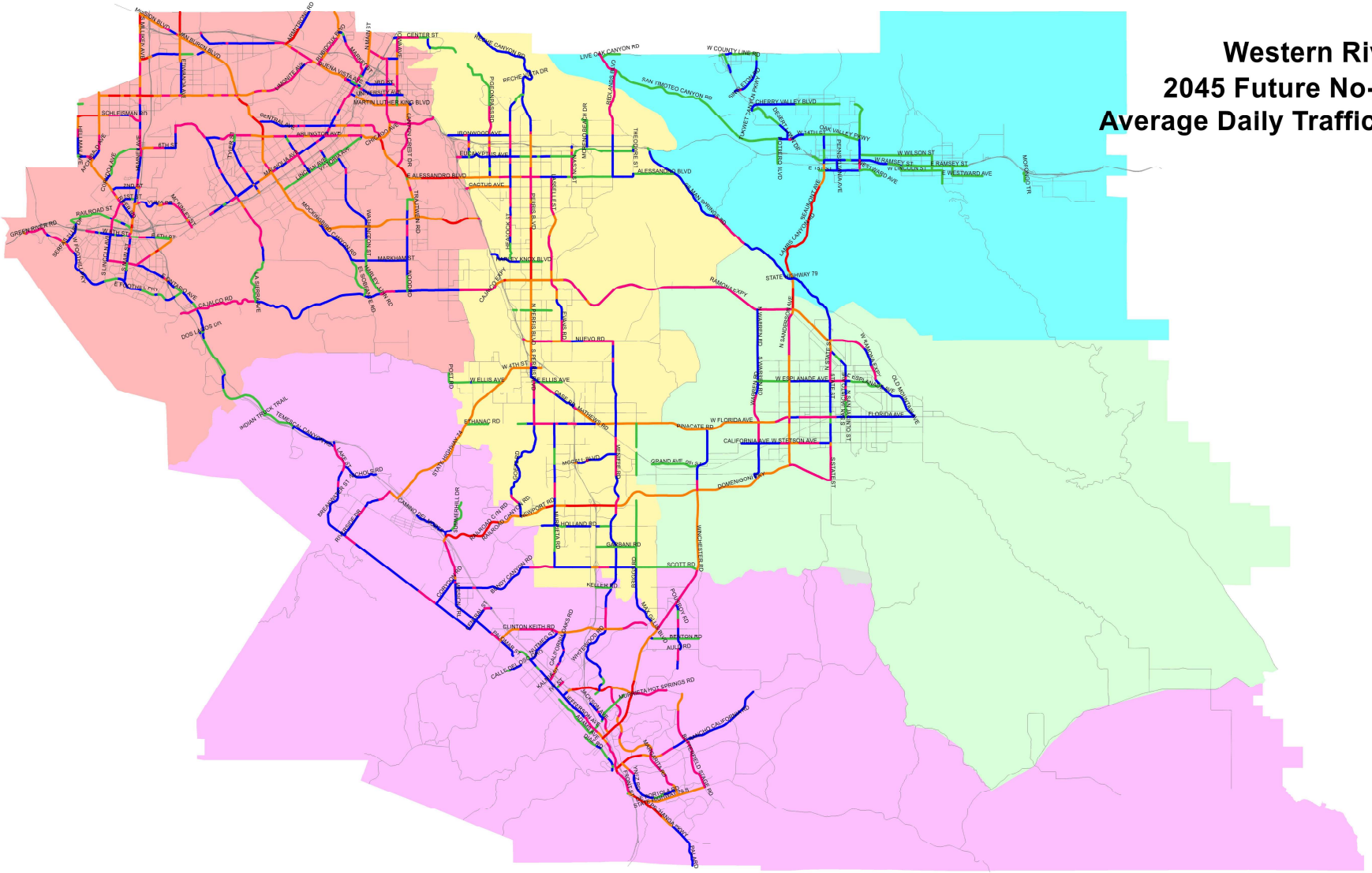
Source: RivCOM 2018 base network with updated 2021 existing TUMF network and SCAG 2020 RTP/SCS 2018 base year SED

EXHIBIT E-3
Western Riverside County
2018 Existing Conditions Scenario
Level of Service (LOS)



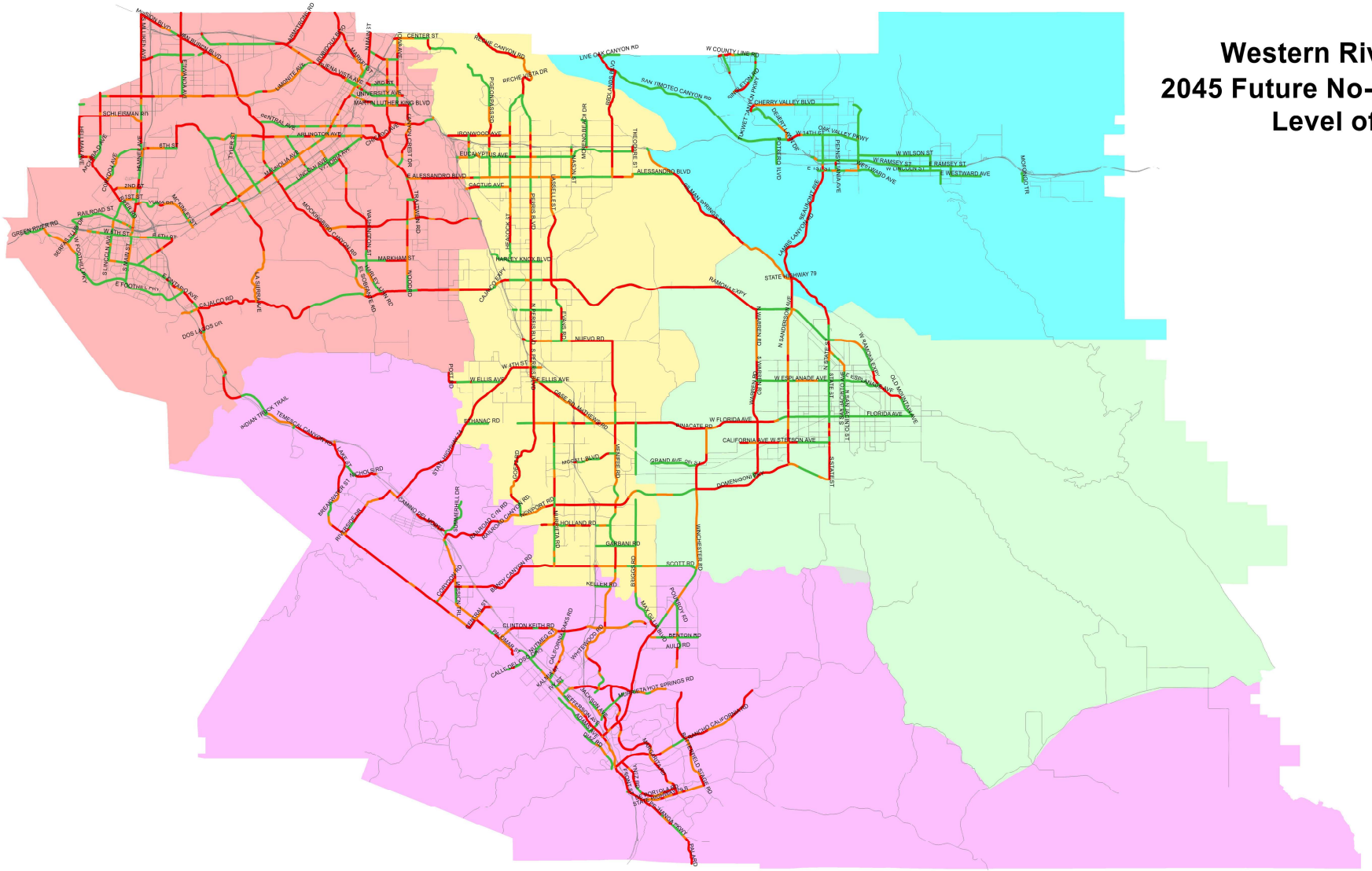
Source: RivCOM 2018 base network with updated 2021 existing TUMF network and SCAG 2020 RTP/SCS 2018 base year SED

EXHIBIT E-4
Western Riverside County
2045 Future No-Build Scenario
Average Daily Traffic Volume (ADT)



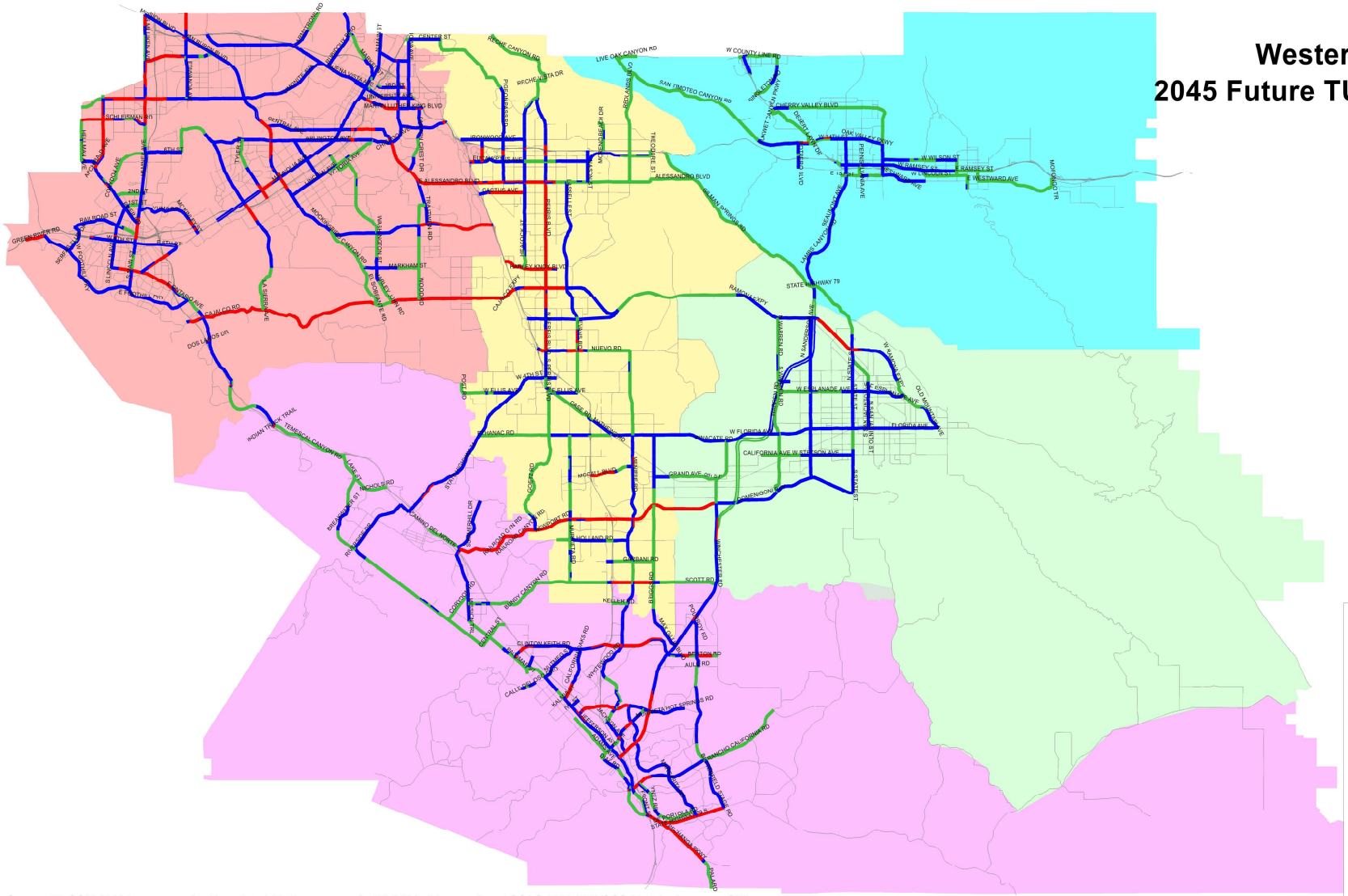
Source: RivCOM 2018 base network with updated 2021 existing TUMF network and SCAG 2020 RTP/SCS 2045 horizon year SED

EXHIBIT E-5
Western Riverside County
2045 Future No-Build Scenario
Level of Service (LOS)



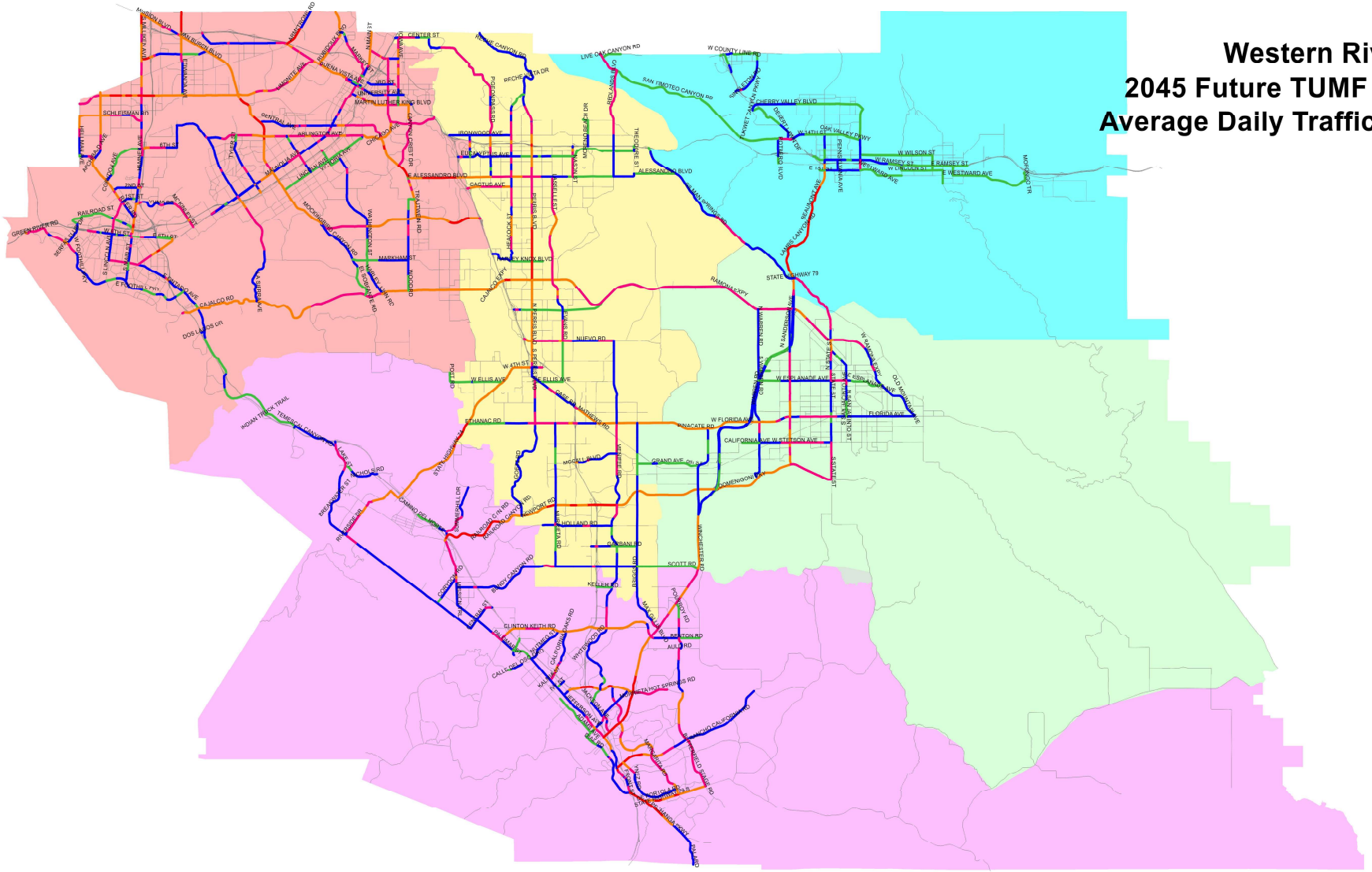
Source: RivCOM 2018 base network with updated 2021 existing TUMF network and SCAG 2020 RTP/SCS 2045 horizon year SED

EXHIBIT E-6
Western Riverside County
2045 Future TUMF Build Scenario
Number of Lanes



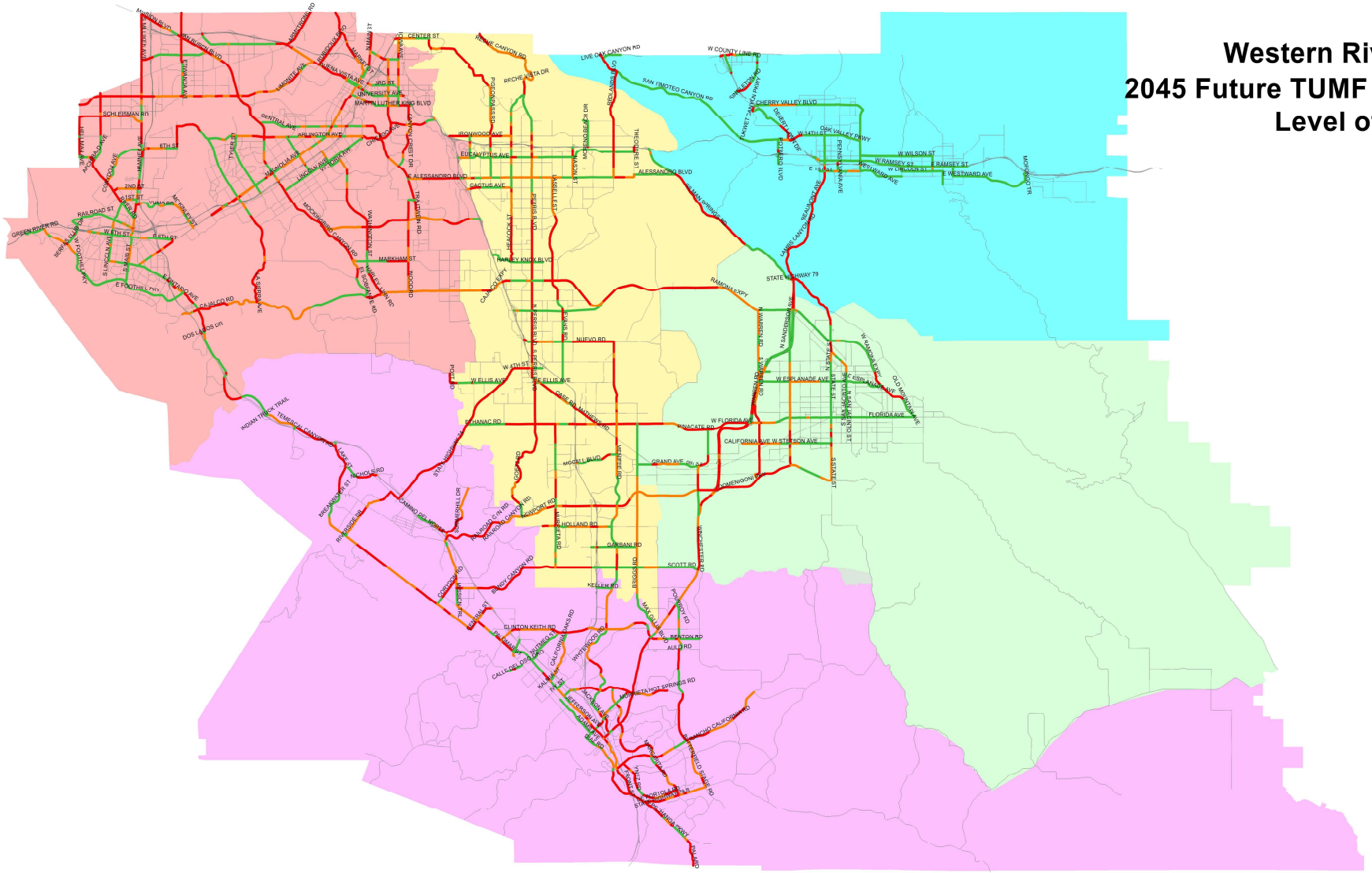
Source: RivCOM 2018 base network with updated 2045 recommended TUMF build network and SCAG 2020 RTP/SCS 2045 horizon year SED

EXHIBIT E-7
Western Riverside County
2045 Future TUMF Build Scenario
Average Daily Traffic Volume (ADT)



Source: RivCOM 2018 base network with updated 2045 recommended TUMF build network and SCAG 2020 RTP/SCS 2045 horizon year SED

EXHIBIT E-8
Western Riverside County
2045 Future TUMF Build Scenario
Level of Service (LOS)



Source: RivCOM 2018 base network with updated 2045 recommended TUMF build network and SCAG 2020 RTP/SCS 2045 horizon year SED

Appendix F - TUMF Network Cost Assumptions

The TUMF program was established as a uniform impact fee program that is applied to mitigate the cumulative transportation impacts of new development on the regional arterial highway system. In establishing the technical basis for TUMF, like any impact fee program, there are two fundamental requirements that must be addressed: establishing a rational nexus for the program; and determining that any fee is roughly proportional to the impact of a proposed development. These requirements are rooted in two well-known legal cases: Nollan v. California Coastal Commission (1987) 483 U.S. 825; and Dolan v. City of Tigard (1994) 512 U.S. 374.

To establish project costs that meet the rough proportionality test for an expansive network of facilities, WRCOG utilizes a conceptual planning level project and cost estimation approach based on typical unit costs for a variety of project types and conditions. These unit costs are intended to reflect a range of values that are typical for the types of projects that are necessary to mitigate the cumulative regional impacts of new development. These unit costs are developed for each typical project type based on actual observed values for the various materials, labor and right-of-way that would typically be required to complete a project. Although the actual materials, labor, right-of-way and associate costs to complete each specific project can be expected to vary based on the particular conditions of each site and project requirements at the time the project is actually implemented, the approach of using typical unit costs as the basis for the TUMF program represents a manageable and appropriate level of detail to establish conceptual project cost estimates that meet the requirement for rough proportionality.

The application of typical unit costs and the associated identification of a maximum TUMF share for each eligible project also provides a framework that protects the program from projects with actual costs that vary significantly from the typical cost estimates used as the program basis. The TUMF program administrative polices limit reimbursement of costs associated with eligible TUMF projects to the lesser of maximum TUMF share identified in the Nexus Study or the actual eligible project costs. In this manner, projects that are completed by participating jurisdictions or developers for less than the maximum TUMF share are reimbursed (or credited) for the actual amount expended, while projects that exceed the maximum TUMF share are only reimbursed (or credited) by the program up to the maximum TUMF share value ensuring that the program is mitigating impacts at a level that is roughly proportional to that typically expected, and is not subject to extreme project costs to address unusual or exceptional local conditions or requirements.

For the purposes of TUMF, unit cost values were developed for various eligible improvement types that all provide additional capacity needed to mitigate the cumulative regional traffic impacts of new development to facilities on the TUMF Network. Eligible improvement types include:

1. Construction of additional Network roadway lanes;
2. Construction of new Network roadway segments;
3. Expansion of existing Network bridge structures;

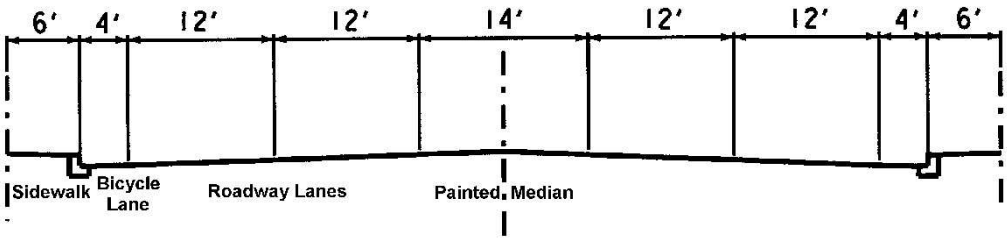
4. Construction of new Network bridge structures;
5. Expansion of existing Network interchanges with freeways;
6. Construction of new Network interchanges with freeways;
7. Grade separation of existing Network at-grade railroad crossings;
8. Expansion of existing Network-to-Network intersections;
9. Infrastructure for Intelligent Transportation Systems (ITS) of Network roadway segments.

Because roadway improvement standards vary considerably between respective jurisdictions, a typical roadway standard for the TUMF Network was recommended by the Public Works Committee (PWC) during the development of the original TUMF Nexus Study adopted by the WRCOG Executive Committee in October 2002 as the basis for developing the TUMF Network cost estimate. The typical roadway standard assumes the following design characteristics that are consistent with the minimum requirements of the Caltrans Highway Design Manual:

- Asphalt concrete pavement and appropriate base material to accomplish up to 12 feet per travel lane plus up to four feet for ancillary treatments (e.g. shoulders, or Class II Bike Lane);
- Concrete curb and gutter and associated drainage (e.g. paved roadway shoulders and/or open swale);
- Storm drains located within curb to curb, and associated transverse portions perpendicular to the roadway and adjoining portions longitudinal to the roadway;
- 14 foot paved and painted median (or dual center left turn lane);
- Traffic signals at intersections with state highways and other major arterials that are also on the TUMF Network;
- Pavement striping and roadway signing, as required;
- 6 foot wide concrete sidewalks and associated curb cuts for ADA access at street crossings.

A cross-section of the Typical Roadway Standard is illustrated in **Figure F-1**.

Figure F-1. Typical Roadway Standard Cross-Section



It is recognized that the typical roadway standard is not appropriate in all potential TUMF Network locations. Where appropriate, typical design standards could be substituted with design elements such as open swale drainage and paved roadway shoulders with no curbing that would typically cost less than the implementation of the

Typical Roadway Standard. Roadway improvements in excess of the Typical Roadway Standard include, but are not limited to:

- Portland concrete cement pavement or other aesthetic pavement types (except at intersections);
- Major rehabilitation or overlay of existing pavement in adjacent roadway lanes;
- Raised barrier medians;
- Parking lanes;
- Roadway tapers outside the extents of the approved project
- Sanitary sewage infrastructure;
- Water systems
- Dry utilities
- Undergrounding infrastructure
- Relocation of non-prior rights utilities
- Storm Drain Systems in excess of draining the roadway
- Landscaping;
- Streetlighting;
- Class I Bike Lanes (e.g. separate bicycle paths)
- Environmental Permitting
- Detection/Retention Basins outside of Street Right-of-Way
- Agency Staff time in excess of 15% of Engineering
- Agency Staff Time in excess of 15% of Construction

These improvements in excess of Typical Roadway Standards are not eligible for TUMF funding and will be the responsibility of the local funding agency.

Unit cost estimates for the implementation of TUMF Network improvements were developed based on the unit cost to accomplish the Typical Roadway Standard. Initial unit cost estimates were developed as part of the original TUMF Nexus in 2002. These original values were adjusted as part of the 2005 Nexus Update to reflect changes in cost based on relevant indices. The unit cost estimates were fully revised as part of the 2009 Nexus Update to capture the full effects of the economic recession on the costs of labor, materials and property acquisition. For the previous 2016 Nexus Update, the unit costs were fully revised. The 2016 Nexus Update reflected the effects of the ongoing recovery from the economic recession that has saw the costs of materials, labor and land acquisition in California rebound from relative historical lows previously observed at the time of the 2009 Nexus Update.

For the 2024 Nexus Update, the unit costs were again fully revised to generate entirely new unit cost values based on the most recent available construction cost, labor cost and land acquisition cost values for comparable projects within and adjacent to Riverside County. The recalculation of the TUMF unit cost components was completed as part of the 2024 Nexus Update to account for the unprecedented materials cost increases, labor shortages and high rate of inflation generally attributable to a combination of the disruption to global supply chains caused by the COVID-19 pandemic and additional tariffs on a range of products imported into the United States. In December 2023, the unit cost values were validated utilizing Caltrans Contract Cost Data and the resultant unit costs are noted in **Exhibit F-2** and summarized in **Table 4.1**.

For simplicity, the roadway unit cost was assumed to provide for the full depth construction (including grading) of 16 feet of new pavement per lane (to accommodate a minimum 12 foot lane and ancillary treatments). The unit cost was assumed to include the following construction elements:

- Sawcut of existing pavement
- Removal of existing pavement
- Roadway excavation and embankment
- 10" thick class 2 aggregate base
- 4.0" thick asphaltic concrete surface
- Concrete curb, gutter and drainage improvements

Roadway unit costs were determined for each unique cost item. The source used to determine the roadway unit costs as part of the 2024 Nexus Update are listed below.

- Caltrans Contract Cost Data 2021-2022
- Projects within Riverside County and Adjacent Counties
- Typical experience for local cities, Western Riverside County
- Michael Baker international (MBI), Structural Group
- MBI, ITS Group
- Caltrans Contract Cost Data 2022-2023

All data described above was initially obtained in October 2022 and refreshed and validated in December 2023.

Right-of-way acquisition costs were determined based on the cost to acquire 18 feet of right-of-way per lane of new roadway improvement. For urban and suburban land use areas, the amount of right-of-way to be acquired as part of the TUMF program was reduced by 75% to account for property already owned by a participating jurisdiction through prior acquisition or dedication. Right-of-way unit costs were assumed to include the following elements:

- Land acquisition
- Documentation and legal fees
- Relocation and demolition costs and condemnation compensation requirements
- Utility relocation
- Direct environmental mitigation

Right-of-way unit costs were determined based on a review of actual property sales within the WRCOG region during the prior 18 month period. The task of determining the valuation per square foot of right-of-way for different land uses was completed by Epic Land Solutions, Inc.

A typical existing condition of each component type was used as a guideline for quantity assessments.

- Terrain 1: Level terrain with 0% profile grade. Construction cost is per lane mile.
- Terrain 2: Rolling Terrain with 1.5 % profile grade. Construction cost is per lane mile.

- Terrain 3: Mountainous Terrain with 3% profile grade. Construction cost is per lane mile.
- Land Use 1, 2 and 3; ROW cost factor per lane mile, for Urban, Suburban and Rural areas respectively.
- Interchange 1: Complex New Interchange/Interchange Modification. Existing complex interchange at I-15 & SR-91 was used as a guideline for quantity assessments.
- Interchange 2: New Interchange/Interchange Modification is assumed to be a New Cloverleaf Interchange consisting of 4 (3 lane) direct ramps and 4 (2 lane) loop ramps.
- Interchange 3: Major Interchange Improvement is assumed to correspond to adding 1 lane to each ramp on a cloverleaf Interchange.
- Bridge: New Bridge cost. Construction cost is per linear foot per lane.
- RRXing 1: New Rail Grade Crossing. Construction cost is per lane per crossing.
- RRXing 2: Widening Existing Grade Crossing. Construction cost is per lane per crossing.
- ITS 1: Infrastructure for Intelligent Transportation Systems (ITS) on TUMF Network roadway segments per route mile

The cost estimating methodology here is intended to provide a Present Value Cost Estimate for the WRCOG Transportation Uniform Mitigation Fee based on year 2023 unit prices. A more detailed description of cost categories is detailed below.

I. Roadway Items

Roadway Excavation:

A unit cost of $38.55 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data) is applied to account for the excavation quantities. Assuming proposed profiles to be at 0% grade, the excavation values are estimated based on the component type as follows:

- Terrain 2 and 3: excavation for one lane (16 feet wide and 4 feet deep) is assumed.

Imported Borrow:

The unit cost used for imported borrow is $20.47 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data). Locations where imported borrow is required are determined from aerial photos.

- Terrain 2 and 3: Excavation for one lane (16 feet wide and 4 feet deep) is assumed.
- Interchanges 1, 2, and 3: Vertical clearance of 24.5 feet is used to calculate the maximum amount of imported borrow at areas adjacent to an undercrossing.
- RRXing 1 and 2: Vertical clearance of 31.5 feet and Bridge approach of 1,000 feet is used to determine the quantity of Imported borrow for this component type.

Clearing and Grubbing:

The unit cost for clearing and grubbing is $12,100.00 per acre (Source: Local Projects and Caltrans Contract Cost Data).

- Terrain 1, 2 and 3: The area of clearing and grubbing is assumed to extend 16 feet for the addition of each new lane.
- Interchange 1 and 2: The area of clearing and grubbing is assumed to extend 40 feet beyond the proposed outside edge of shoulder. The clearing and grubbing width varies depending on the number of added lanes.
- Interchange 3 and Intersection: The area of clearing and grubbing is assumed to extend 16 feet for the addition of each lane.

Development of Water Supply:
A lump sum value is used to account for developing water supply. The lump sum cost is estimated as 10% of the combined cost for roadway excavation and imported borrow (Source: RCTC).

PCC Pavement:
The unit cost for PCC pavement is $354.83 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data).
- Terrain 1, 2 and 3: It is assumed that PCC is used at mainline shoulders. The PCC shoulder pavement is assumed to be 4 inch thick and 4 feet wide.

Asphalt Concrete Type A:
It is assumed that Asphalt Concrete is used at mainline and where ramp and bridge widening is required. A unit cost of $240.62 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data) is used to account for asphalt concrete quantities. The asphalt concrete overlay is assumed to be 4 inch thick.

Aggregate Base:
The unit cost for aggregate base is $73.54 per cubic yard (Source: Local Projects and Caltrans Contract Cost Data). Aggregate base quantities are estimated by means of calculating the areas of additional lanes. The aggregate base layer is considered to be 10 inch thick. It is assumed that aggregate base is used over the entire widening width below the PCC pavement and asphalt concrete layers.

Curb and Gutter:
The unit cost used for curb and gutter is $65.74 per linear foot (Source: Local Projects and Caltrans Contract Cost Data). It is assumed that type A2-6 curb and gutter is used on the entire length of travel way where required.

Project Drainage:
A lump sum value is used to account for project drainage cost of roadway construction. The project drainage cost is estimated as 15% (Source: RCTC project 2007) of combined cost for earthwork and pavement structural section.

Traffic Signals:
The costs for traffic signals are calculated per ramp termini intersection. The unit cost used for traffic signals is $531,086 (Source: Caltrans Contract Cost Data and typical experience, Western Riverside County) per intersection. Traffic signals costs are considered only at the Intersection (Network-to-Network) upgrade.

Striping:
The unit cost used for Striping is $2.58 per linear foot (Source: Local Projects and Caltrans Contract Cost Data). It is assumed that two lines of thermo-plastic striping are required for every lane addition.

Marking:
The unit cost used for marking is $7.31 per square foot (Source: Local Projects and Caltrans Contract Cost Data).

- Terrains 1, 2 and 3: It is assumed that there are 8 arrow markers, 2 Stop sign markers and 4 Bike sign markers.
- Interchanges 1, 2, and 3: It is assumed that there are 2 Type I arrows on each on ramp, and 2 Type IV (L) arrows on each off ramp.
- Intersection (network to network) upgrade: It is assumed that there are 2 right turn arrows and two right lane drop arrows for each lane modification for the interchange upgrade

Pavement Marker:
Type G one-way clear retroreflective pavement markers (Spacing @ 48 feet) were assumed for Terrain 1, 2 and 3 component types only. The unit cost used for pavement marker is $5.06 each (Source: Local Projects and Caltrans Contract Cost Data).

Signage:
The signage unit cost accounts for the costs of one-post signs and two-post signs. The unit cost used for one-post signs and two-post signs are $367.69 and $1,211.58 each, respectively (Source: Local Projects and Caltrans Contract Cost Data). The post sign quantities assumed for each component type is summarized below.

Sign Type	Terrain 1, 2 & 3	Interchange			Intersection
		1	*2*	*3*	
One Post Signs	33	14	36	20	3
Two Post Signs	-	4	4	4	0

Intelligent Transportation Systems (ITS):
The unit cost used for ITS is $686,338.50 per route mile (Source: Local Projects and MBI ITS Group). It is assumed that there is no existing ITS infrastructure (with the exception of isolated ITS devices) within the TUMF Network roadway segments and essential ITS infrastructure is furnished and installed. This essential ITS infrastructure includes ethernet switch, fiber jumper, fiber distribution unit, splice enclosure, pull box, new cabinet with foundation, 144 strand single-mode fiber optic (SMFO) cable and 3" conduits.

Minor Items, Roadway Mobilization, and Roadway Additions:
A lump sum value is used to account for minor items, roadway mobilization and roadway additions as described below. These lump sum values are recommended based on provisions in Project Development Procedure Manual (PDPM) and the

date from individual sources presented in the introduction of this report (Source: RCTC)

Items	Unit Cost
Minor Items	10% of earthwork, pavement structure, drainage, specialty items and traffic items.
Roadway Mobilization	10% of earthwork, pavement structure, drainage, specialty items, traffic items and minor items.
Roadway Additions	10% of earthwork, pavement structure, drainage, specialty items, traffic items and minor items.

II. Structure Items

New Bridge:

New interchanges account for construction of a new bridge. The unit cost for a new travel way bridge construction and RRXings1 and 2 (New and Widening of Rail Grade Crossings) is $400.00 per square foot (Source: MBI Structural group). The width of a new bridge is assumed to be 82 feet (4 lanes x 12ft + 10ft shoulder x 2 + 14ft median).

Bridge Widening:

Bridge widenings account for the widening of existing bridges. The unit cost is $500.00 per square foot (Source: MBI Structural group). The width of a bridge widening is assumed to be: 2 lanes x 12ft + 10ft shoulder. The width of an arterial crossing over rail road is assumed to be 16 feet (1 lane x 12ft + 4ft shoulder).

Structural Mobilization:

The cost for structural mobilization is estimated as 10% of total structure item cost (Source: Typical experience).

III. Right of Way Items

The right of way unit cost varies with land use designation. The unit cost for ROW was developed by Epic Land Solutions, Inc. based on a review of actual property sales within the WRCOG region during the prior 18 month period. The area of right of way acquisition for the travel way is calculated per additional lane mile, assuming the width of the right-of-way required to be 18 feet per lane (to accommodate a 12 foot roadway lane, shoulders and ancillary amenities, like storm water drainage). The right of way acquisition for RRXings1 and 2 is calculated based on ROW acquisition for bridge approaches.

Property costs per square foot are derived by reviewing a large sample of recently sold land and improved properties within the greater Riverside area. The properties reviewed are identified specifically from completed semi large to very large infrastructure projects and upcoming projects with preferred alternatives and/or approved environmental reports. For the purposes of the 2022 Nexus Study update, an overall sample of approximately 2,700 properties was used.

The properties were designated as: urban areas (generally considered downtown, or very close to downtown in the larger cities - predominantly Corona and Riverside, with a few parcels in Temecula and Moreno Valley); suburban (primarily considered the greater areas of Hemet, Perris, San Jacinto, Moreno Valley, Lake Elsinore, outer portions of Riverside / Corona, Temecula, Murrieta, Calimesa, Eastvale, Norco, and other cities of relative size and location as those previously mentioned); and rural (considered the exurban areas between Corona / Lake Elsinore and Perris along the SR-74/79, Lake Matthews, between Wildomar and Murrieta, Temecula and Perris and other similar areas) to correspond with the land use classifications used for cost estimating purposes in the TUMF program. The properties were also determined to be partial or full property takes to determine the relative percentage of each in order to appropriately weight the average cost per square foot of each type of property. Specialty cost percentages as a share of total acquisition costs (i.e. relocation and demolition) were also derived from actual costs based on a sample of the Inland Empire projects that Epic Land Solutions, Inc. was directly involved in and therefore able to obtain reliable data.

The result is an estimated average cost per square foot for ROW acquisition by land use classification which is then multiplied by the number of square feet per lane mile to obtain the required ROW to accomplish the TUMF typical cross section. The ROW requirement is then reduced by a factor of 75% for urban and suburban areas based on the collective recommendation of the PWC during the development of the initial program cost estimation methodology to reflect the assumption that a majority of the proposed TUMF facilities in these areas already exist and/or have a substantial portion of the necessary right-of-way already owned by or dedicated to the responsible jurisdiction. As a result, the TUMF program only includes the estimated cost for 25% of the right-of-way that could potentially be required to accomplish the TUMF cross sections for the conceptual improvement projects identified as part of the program in urban and suburban areas.

Maintenance of Traffic:
A lump sum value is used to account for maintenance of traffic cost of roadway construction. The project maintenance of traffic cost is estimated as 5% (Source: RCTC) of the total project cost.

The consolidated unit cost values include typical per mile or lump sum costs for each of the eligible improvement element. These elements include new roadways, bridge improvements, interchange improvements and railroad grade separation construction costs, and right of way acquisition.

The consolidated unit costs as developed for the 2024 Nexus Update are summarized in **Exhibit F-1**. **Exhibit F-2** provides a summary of the unit costs for the various roadway and structures construction elements defined. **Exhibit F-3** provides a summary of the unit costs for the various right of way categories. **Exhibit F-4** provides worksheets showing the detailed unit cost calculation for each TUMF unit cost category related to roadway and structures construction, and right of way acquisition.

The unit cost assumptions were subsequently applied to the TUMF Network improvements identified to mitigate the cumulative regional transportation impacts of future new development. The resultant cost value was tabulated for each unique segment of the network, by improvement type. A separate cost estimate was generated for regional transit improvements based on information provided by RTA and added to the TUMF Network Cost Estimate table.

Supplemental categories have been added to the cost assumptions to better delineate the costs associated with planning and engineering a project, accommodating contingencies, mitigating the cumulate multi-species habitat impacts of TUMF arterial highway improvements in accordance with the adopted Riverside County Multi-Species Habitat Conservation Plan (MSHCP), and administering the TUMF program.

Soft Costs

The TUMF program provides for planning, engineering and contingency costs (collectively referred to as soft costs) for eligible projects to be reimbursed through the program. As indicated in **Table 4.1**, planning costs are considered to include those costs associated with planning, preliminary engineering and environmental assessment of the proposed project, with the eligible amount being 10% of the estimated TUMF eligible construction cost only. Engineering costs are considered to include project study report, design, permitting and construction oversight costs based on 25% of the estimated eligible construction cost only. Contingency is provided based on 10% of the total estimated eligible facility cost.

Soft costs include all reasonable required planning, environmental clearance and mitigation, right-of-way documentation, engineering design, plan, specification and estimate preparation and construction management and oversight costs necessary to accomplish the project. The estimated soft cost factors for planning, engineering and contingency were initially established in 2002 by the WRCOG Public Works Committee, which was responsible for the development of the initial TUMF Nexus Study. The percentage multipliers were established by consensus of the PWC based on the collective experience of members in delivering similar public highway projects. A review of various data sources indicates the cost factors are generally consistent with industry guidance for conceptual cost estimation purposes. The City of Los Angeles, Department of Public Works, Bureau of Engineering *California Multi-Agency CIP Benchmarking Study* (December 2016) indicates that combined design and construction management costs for roadway projects represent, on average, 50% of the total cost of construction[14]. Similarly, the American Association of State Highway and Transportation Officials (AASHTO) *Practical Guide for Estimating* (December 2011) also cites the following average multipliers for a range of planning and engineering activities based on national research as a basis for conceptual cost estimation:

[14] City of Los Angeles, Department of Public Works, Bureau of Engineering *California Multi-Agency CIP Benchmarking Study* (December 2016), Table 3-6 Average Project Delivery Costs by Project Type (% of TCC) (Full Range of TCC).

- Preliminary Engineering Costs (including survey/data collection, design, environmental, utilities and contract administration) – 10% to 25% of total construction cost[15]
- Construction Engineering – 10% to 26% of total construction costs[16]

Furthermore, the contingency rate utilized in the TUMF program is significantly less than the industry norm for conceptual cost estimation purposes. Specifically, Caltrans *Project Development Procedures Manual* (July 2021) advocates for contingency rates of 30% to 50% of total costs to be used at the project feasibility (conceptual planning) phase of project development[17], with contingency rates reduced to 10% for preliminary engineers cost estimates completed during project design[18].

MSHCP

Section 8.5.1 of the Riverside County Integrated Project (RCIP) Multiple Species Habitat Conservation Plan (MSHCP) adopted by the Riverside County Board of Supervisors on June 17, 2003, states that "each new transportation project will contribute to Plan implementation. Historically, these projects have budgeted 3% - 5% of their construction costs to mitigate environmental impacts." This provision is reiterated in the Western Riverside County Multiple Species Habitat Conservation Plan Nexus Fee Study Update Final Report (Economic & Planning Systems, Inc., October 2020) section "6. RCA Non-Fee Revenues" which states "The MSHCP forecast an array of revenue sources, in addition to fee revenue, supporting the conservation program. These sources were anticipated to total about 44 percent of the revenue for the program, including:
• Transportation funding – includes the Measure A sales tax which is authorized through 2039 and other transportation funding sources such as the Transportation Uniform Mitigation Fees (TUMF) charged on new development." Table 23 Annual Non-Fee Revenue Projection in this section indicates that an average of $950,000 in MSHCP revenue was derived annually from TUMF during the three years from FY16/17- 18/19 reflecting a TUMF contribution at 5% of construction costs consistent with the MSHCP as adopted in 2003. To clearly demonstrate compliance with the provisions of the MSHCP, the TUMF program will continue to incorporate a cost element to account for the required MSHCP contribution to mitigate the multi-species habitat impacts of constructing TUMF projects.

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[15] AASHTO Technical Committee on Cost Estimating (TCCE) *AASHTO Practical Guide for Estimating* (December 2011), Table 2.4. Preliminary Engineering Costs' Average Percentage Ranges (% of Construction).
[16] AASHTO Technical Committee on Cost Estimating (TCCE) *AASHTO Practical Guide for Estimating* (December 2011), Section 2.2.3.2.3 Construction Engineering, "highway improvement projects in an urban environment".
[17] California Department of Transportation (Caltrans) Division of Design *Project Development Procedures Manual* (July 2021), Chapter 20 – Project Development Cost Estimates, Section 2 – Project Planning Cost Estimates, Article 2 Project Feasibility Cost Estimate, Contingencies.
[18] California Department of Transportation (Caltrans) Division of Design *Project Development Procedures Manual* (July 2021), Chapter 20 – Project Development Cost Estimates, Section 3 – Project Design Cost Estimates, Article 4 Preliminary Engineer's Cost Estimate, Contingencies.

An amount equal to 5% of the construction cost for new TUMF network lanes, bridges and railroad grade separations will continue to be specifically included as part of TUMF program with revenues to be provided to the Western Riverside County Regional Conservation Authority (RCA) for the acquisition of land identified in the MSHCP. The relevant sections of the MSHCP document and the 2020 MSHCP Nexus Report are included in this Appendix as **Exhibits F-5** and **F-6**, respectively.

Similarly, an amount of 4% of the total TUMF eligible network cost is included as part of the TUMF program with revenues to be utilized by WRCOG to cover the direct costs to administer the program. The costs incurred by WRCOG include direct salary, fringe benefit and overhead costs for WRCOG staff assigned to administer the program and support participating jurisdictions, and costs for consultant, legal and auditing services to support the implementation of the TUMF program.

Table 4.1 summarizes the unit cost estimate assumptions used to develop the TUMF network cost estimate, including a comparison of the original TUMF unit cost assumptions and the current revised unit cost assumptions developed as part of the 2009 Update of the TUMF Nexus Study. Cost estimates are provided in year of original values as indicated.

EXHIBIT F-1

2024 TUMF Nexus Update - Arterial Highway Cost Assumptions:

Component Type	Cost Assumptions as published October 18, 2002	Cost Assumption per 2009 Nexus Update October 5, 2009	Cost Assumptions per 2016 Update	Cost Assumptions per 2024 Update	Description
Terrain 1	$550,000.00	$628,000.00	$692,000.00	**$1,132,000**	Construction cost per lane mile - level terrain
Terrain 2	$850,000.00	$761,000.00	$878,000.00	**$1,740,000**	Construction cost per lane mile - rolling terrain
Terrain 3	$1,150,000.00	$895,000.00	$1,064,000.00	**$2,350,000**	Construction cost per lane mile - mountainous terrain
Landuse 1	$900,000.00	$1,682,000.00	$2,509,000.00	**$7,830,000**	ROW cost factor per lane mile - urban areas
Landuse 2	$420,000.00	$803,000.00	$2,263,000.00	**$5,440,000**	ROW cost factor per lane mile - suburban areas
Landuse 3	$240,000.00	$237,000.00	$287,000.00	**$490,000**	ROW cost factor per lane mile - rural areas
Interchange 1	n/a	$43,780,000.00	$50,032,000.00	**$84,190,000**	Complex new interchange/interchange modification cost
Interchange 2	$20,000,000.00	$22,280,000.00	$25,558,000.00	**$43,490,000**	New interchange/interchange modification total cost
Interchange 3	$10,000,000.00	$10,890,000.00	$12,343,000.00	**$22,550,000**	Major interchange improvement total cost
Bridge 1	$2,000.00	$2,880.00	$3,180.00	**$4,800**	Bridge total cost per lane per linear foot
RRXing 1	$4,500,000.00	$4,550,000.00	$6,376,000.00	**$18,200,000**	New Rail Grade Crossing per lane mile
RRXing 2	$2,250,000.00	$2,120,000.00	$2,733,000.00	**$6,900,000**	Existing Rail Grade Crossing per lane mile
ITS	n/a	n/a	n/a	**$686,400**	Infrastructure for ITS of Network roadway segments per route mile
Planning	10%	10%	10%	**10%**	Planning, preliminary engineering and environmental assessment costs based on construction cost only
Engineering	25%	25%	25%	**25%**	Project study report, design, permitting and construction oversight costs based on construction cost only
Contingency	10%	10%	10%	**10%**	Contingency costs, including TUMF program administration based on total segment cost
Administration		3%	4%	**4%**	TUMF program administration based on total TUMF eligible network cost
MSHCP		5%	5%	**5%**	TUMF component of MSHCP based on total TUMF eligible construction cost

EXHIBIT F-2
WRCOG Transportation Uniform Mitigation Fee
2024 Nexus Update Master Unit Cost Summary

I. Roadway Items	Unit	Unit Cost	Notes
Section 1: Earthwork			
Roadway Excavation			
Travel way	cubic yard	$38.55	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 190101
Imported Borrow			
Travel way	cubic yard	$20.47	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 198010
Clearing & Grubbing			
Travel way	acre	$12,100.00	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 170105
Develop Water Supply	lump sum	10% of Excavation and Borrow Cost	Same as RCTC
Section 2: Pavement Structural Section			
PCC	cubic yard	$354.83	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 401050
Asphalt Concrete Type A (Including Bike Lane)	cubic yard	$240.62	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 390132
Aggregate Base (Including Bike Lane)	cubic yard	$73.54	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 260203
Curb and Gutter	linear foot	$65.74	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2022/2023 - ITEM 731504
Section 3: Drainage			
Project Drainage	lump sum	15% of Sections 1 and 2	Same as RCTC
Section 4: Specialty Items			
Retaining Walls	square foot	$90.00	Source: MBI structural group
Ramp Realignment	each		
Water Quality and Erosion Control	lump sum	3% of sections 1 to 3	Same as RCTC
Environmental Mitigation	lump sum	3% of sections 1 to 3	Same as RCTC
Section 5: Traffic Items			
Lighting	each	$7,500	Source: RCTC
Traffic Signals	each	$531,086	Typical for public agency projects in Western Riverside County and Caltrans Contract Cost Data 2022/2023
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 846007
Marking - Thermo plastic cross walks & pavement marking	square foot	$7.31	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 840516
Pavement Marker Retroreflective	each	$5.06	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2022/2023 - ITEM 810230
Signage - 1 Post	each	$367.69	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2021/2022 - ITEM 820840
Signage - 2 Post	each	$1,211.58	Source: Ave unit costs from Local Projects and Caltrans Contract Cost Data 2022/2023 - ITEM 820850
Infrastructure for ITS of Network roadway segments	route mile	$686,383.00	Source: Ave unit costs from Local Projects and MBI ITS Team - Assumptions: 3 Traffic Signals per route mile
Section 6: Minor Items	lump sum	10% of sections 1 to 5	Same as RCTC
Section 7: Roadway Mobilization	lump sum	10% of sections 1 to 6	Same as RCTC
Section 8:Roadway Additions	lump sum	10% of sections 1 to 6	Same as RCTC
II. STRUCTURE ITEMS			
Major New Interchange - 2 Lane New Bridge	square foot	$400.00	Interchange/Interchange, Cloverleaf Interchange - Cost provided by MBI Structural Group
New Interchange - 2 Lane New Bridge	square foot	$400.00	Interchange/Interchange, Diamond Interchange - Cost provided by MBI Structural Group
Major Interchange Improvement - 2 Lane Bridge Widening	square foot	$500.00	Interchange/Interchange, Cloverleaf Interchange - Cost provided by MBI Structural Group
Bridge	square foot	$400.00	Cost provided by MBI Structural Group
Structure Mobilization	lump sum	10% of structure cost	Typical for public agency projects in Western Riverside County
III. RIGHT OF WAY ITEMS			
Urban			
Travel Way - Additional lane	square foot	$330	Provided by Epic Land Solutions, Inc.
Suburban			
Travel Way - Additional lane	square foot	$229	Provided by Epic Land Solutions, Inc.
Rural			
Travel Way - Additional lane	square foot	$5	Provided by Epic Land Solutions, Inc.
Utility Relocation	lump sum	10% of ROW	Includes mobilization for one occurrence per lane mile
Total Items		I + II + III	Same as RCTC
Maintenance of Traffic	lump sum	5% of total items	Same as RCTC

EXHIBIT F-3
WRCOG Transportation Uniform Mitigation Fee
2024 Nexus Update Master Property Cost Summary

URBAN	Avg. $ per SF	% of Total Area	Weighted Cost
Commercial			
Part Take	$22	1.4%	$0.30
Full Take	$597	7.9%	$47.40
		9.3%	
Industrial			
Part Take	$29	0.5%	$0.15
Full Take	$267	6.0%	$16.02
		6.5%	
Single Family Residential			
Part Take	$10	16.8%	$1.68
Full Take	$348	66.2%	$230.24
		83.0%	
Multi Family Residential			
Part Take	$27	0.3%	$0.07
Full Take	$307	0.8%	$2.52
		1.1%	
Average Unit Price per Square Foot:			$298.38
Residential & Non-Res. Relocation (7.5%):			$22.38
Demolition (3%)			$8.95
Urban Unit Cost per Square Foot:			**$329.71**

SUBURBAN	Avg. $ per SF	% of Total Area	Weighted Share
Commercial			
Part Take	$17	5.1%	$0.87
Full Take	$425	14.6%	$62.01
		19.7%	
Industrial			
Part Take	$20	0.0288	$0.58
Full Take	$227	0.08645	$19.62
		11.5%	
Single Family Residential			
Part Take	$4	0.24	$0.96
Full Take	$292	0.3866	$112.89
		62.7%	
Multi Family Residential			
Part Take	$14	0.0284	$0.40
Full Take	$313	0.0321	$10.05
		6.1%	
Average Unit Price per Square Foot:			$207.37
Residential & Non-Res. Relocation (7.5%):			$15.55
Demolition (3%)			$6.22
Suburban Unit Cost per Square Foot:			**$229.14**

RURAL	$ per SF
Range of Value of Rural Vacant land sold within last year:	$0.07 - $31.48
Average price per square foot of rural land:	$4.66
Miscellaneous improvements (10%):	$0.46
Rural Unit Cost per Square Foot:	**$5.12**

EXHIBIT F-4
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
Terrain 1 - Level Terrain

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Section 1: Earthwork				
Roadway Excavation				
Travel way	cubic yard	$38.55	0.00	$0
Imported Borrow				
Travel way	cubic yard	$20.47	0.00	$0
Clearing & Grubbing				
Travel way	acre	$12,100.00	1.94	$23,467
Develop Water Supply	lump sum	10% of Excavation and Borrow Cost	1.00	$0
Section 2: Pavement Structural Section				
Sidewalk				
PCC	cubic yard	$354.83	258.13	$91,593
Travel way				
Asphalt Concrete Type A	cubic yard	$240.62	1,032.53	$248,448
Aggregate Base	cubic yard	$73.54	2,596.98	$190,982
Curb and Gutter	linear foot	$65.74	5,280.00	$347,107
Section 3: Drainage				
Project Drainage	lump sum	15% of Sections 1 and 2	1.00	$135,240
Section 5: Traffic Items				
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	10,560.00	$27,245
Marking	square foot	$7.31	211.50	$1,546
Pavement Marker (Type G One-way Clear Retroreflective)	each	$5.06	110.00	$557
Signage - 1 Post (Mainline)	each	$367.69	33.00	$12,134
Total Items				$1,078,318
Maintenance of Traffic		5% of total items	1.00	$53,916
Project Cost / Lane mile				**$1,132,234**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
Terrain 2 - Rolling Terrain

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Section 1: Earthwork				
Roadway Excavation				
Travel way	cubic yard	$38.55	7,739.26	$298,348
Imported Borrow				
Travel way	cubic yard	$20.47	7,739.26	$158,423
Clearing & Grubbing				
Travel way	acre	$12,100.00	1.94	$23,467
Develop Water Supply	lump sum	10% of Excavation and Borrow Cost	1.00	$45,677
Section 2: Pavement Structural Section				
Sidewalk				
PCC	cubic yard	$354.83	258.13	$91,593
Travel way				
Asphalt Concrete Type A	cubic yard	$240.62	1,032.53	$248,448
Aggregate Base	cubic yard	$73.54	2,596.98	$190,982
Curb and Gutter	linear foot	$65.74	5,280.00	$347,107
Section 3: Drainage				
Project Drainage	lump sum	15% of Sections 1 and 2	1.00	$210,607
Section 5: Traffic Items				
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	10,560.00	$27,245
Marking	square foot	$7.31	211.50	$1,546
Pavement Marker (Type G One-way Clear Retroreflective)	each	$5.06	110.00	$557
Signage - 1 Post (Mainline)	each	$367.69	33.00	$12,134
Total Items				$1,656,133
Maintenance of Traffic		5% of total items	1.00	$82,807
Project Cost / Lane mile				**$1,738,940**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
Terrain 3 - Mountainous Terrain

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Section 1: Earthwork				
Roadway Excavation				
Travel way	cubic yard	$38.55	15,478.52	$596,697
Imported Borrow				
Travel way	cubic yard	$20.47	15,478.52	$316,845
Clearing & Grubbing				
Travel way	acre	$12,100.00	1.94	$23,467
Develop Water Supply	lump sum	10% of Excavation and Borrow Cost	1.00	$91,354
Section 2: Pavement Structural Section				
Sidewalk				
PCC	cubic yard	$354.83	258.13	$91,593
Travel way				
Asphalt Concrete Type A	cubic yard	$240.62	1,032.53	$248,448
Aggregate Base	cubic yard	$73.54	2,596.98	$190,982
Curb and Gutter	linear foot	$65.74	5,280.00	$347,107
Section 3: Drainage				
Project Drainage	lump sum	15% of Sections 1 and 2	1.00	$285,974
Section 5: Traffic Items				
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	10,560.00	$27,245
Marking	square foot	$7.31	211.50	$1,546
Pavement Marker (Type G One-way Clear Retroreflective)	each	$5.06	110.00	$557
Signage - 1 Post (Mainline)	each	$367.69	33.00	$12,134
Total Items				$2,233,949
Maintenance of Traffic		5% of total items	1.00	$111,697
Project Cost / Lane mile				**$2,345,646**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update

Landuse 1 - ROW Urban areas

	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
III. RIGHT OF WAY ITEMS				
Urban				
Travel Way	square foot	$329.71	95,040.00	$31,335,419
Project Cost / Lane mile			25%	**$7,833,855**

Landuse 2 - ROW Suburban Areas

	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
III. RIGHT OF WAY ITEMS				
Suburban				
Travel Way	square foot	$229.14	95,040.00	$21,777,847
Project Cost / Lane mile			25%	**$5,444,462**

Landuse 3 - ROW Rural areas

I. Roadway Items	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
III. RIGHT OF WAY ITEMS				
Rural				
Travel Way	square foot	$5.12	95,040.00	$486,605
Project Cost / Lane mile				**$486,605**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
Interchange 1 - Complex New Interchange/Interchange Modification

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Section 1: Earthwork				
Imported Borrow				
Travel way	cubic yard	$20.47	700,000.00	$14,329,000
Clearing & Grubbing				
Travel way	acre	$12,100.00	51.93	$628,349
Develop Water Supply	lump sum	10% of Excavation and Borrow Cost	1.00	$1,432,900
Section 2: Pavement Structural Section				
Asphalt Concrete Type A (Including Bike Lane)	cubic yard	$240.62	13,500.00	$3,248,370
Aggregate Base (Including Bike Lane)	cubic yard	$73.54	34,000.00	$2,500,360
Curb and Gutter	linear foot	$65.74	31,000.00	$2,037,940
Section 3: Drainage				
Project Drainage	lump sum	15% of Sections 1 and 2	1.00	$3,626,538
Section 5: Traffic Items				
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	84,250.00	$217,365
Marking	square foot	$7.31	368.00	$2,690
Signage - 1 Post	each	$367.69	14.00	$5,148
Signage - 2 Post	each	$1,211.58	4.00	$4,846
II. STRUCTURE ITEMS				
Complex New Interchange - 2 Lane New Bridge	square foot	$400.00	140,400.00	$56,160,000
Total Items		I + II + III		$84,193,506
Total Project Cost / lane mile				**$84,193,506**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
Interchange 2 - New Interchange/Interchange Modification

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Section 1: Earthwork				
Imported Borrow				
Travel way	cubic yard	$20.47	400,000.00	$8,188,000
Clearing & Grubbing				
Travel way	acre	$12,100.00	25.12	$304,000
Develop Water Supply	lump sum	10% of Excavation and Borrow Cost	1.00	$818,800
Section 2: Pavement Structural Section				
Asphalt Concrete Type A (Including Bike Lane)	cubic yard	$240.62	7,040.00	$1,693,965
Aggregate Base (Including Bike Lane)	cubic yard	$73.54	17,706.67	$1,302,148
Curb and Gutter	linear foot	$65.74	16,000.00	$1,051,840
Section 3: Drainage				
Project Drainage	lump sum	15% of Sections 1 and 2	1.00	$2,003,813
Section 5: Traffic Items				
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	43,200.00	$111,456
Marking	square foot	$7.31	368.00	$2,690
Signage - 1 Post	each	$367.69	36.00	$13,237
Signage - 2 Post	each	$1,211.58	4.00	$4,846
II. STRUCTURE ITEMS				
New Interchange - 2 Lane New Bridge	square foot	$400.00	70,000.00	$28,000,000
Total Items		I + II + III		$43,494,795
Total Project Cost / lane mile				**$43,494,795**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
Interchange 3 - Major Interchange Improvement

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Section 1: Earthwork				
Imported Borrow				
Travel way	cubic yard	$20.47	180,000.00	$3,684,600
Clearing & Grubbing				
Travel way	acre	$12,100.00	3.97	$48,000
Develop Water Supply	lump sum	10% of Excavation and Borrow Cost	1.00	$368,460
Section 2: Pavement Structural Section				
Asphalt Concrete Type A (Including Bike Lane)	cubic yard	$240.62	3,128.89	$752,873
Aggregate Base (Including Bike Lane)	cubic yard	$73.54	7,869.63	$578,733
Curb and Gutter	linear foot	$65.74	16,000.00	$1,051,840
Section 3: Drainage				
Project Drainage	lump sum	15% of Sections 1 and 2	1.00	$972,676
Section 5: Traffic Items				
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	32,000.00	$82,560
Marking	square foot	$7.31	184.00	$1,345
Signage - 1 Post	each	$367.69	20.00	$7,354
Signage - 2 Post	each	$1,211.58	4.00	$4,846
II. STRUCTURE ITEMS				
Major Interchange Improvement - 2 Lane Bridge Widening	square foot	$500.00	30,000.00	$15,000,000
Total Items		I + II + III		$22,553,287
Total Project Cost / lane mile				**$22,553,287**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
Bridge 1 - New Bridge Cost

II. STRUCTURE ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Bridge	square foot	$400.00	12.00	$4,800
Total Items		I + II + III		$4,800
Total Project Cost / lane mile				**$4,800**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
RRXing 1 - New Rail Grade Crossing

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Section 1: Earthwork				
Imported Borrow				
Travel way	cubic yard	$20.47	17,931.03	$367,048
Section 2: Pavement Structural Section				
Asphalt Concrete Type A (Including Bike Lane)	cubic yard	$240.62	782.22	$188,218
Aggregate Base (Including Bike Lane)	cubic yard	$73.54	1,967.41	$144,683
Curb and Gutter	linear foot	$65.74	1,180.00	$77,573
Section 3: Drainage				
Project Drainage	lump sum	15% of Sections 1 and 2	1.00	$116,628
Section 5: Traffic Items				
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	1,180.00	$3,044
II. STRUCTURE ITEMS				
Bridge	square foot	$400.00	2,880.00	$1,152,000
III. RIGHT OF WAY ITEMS				
Urban				
Travel Way - Additional lane	square foot	$329.71	49,000.00	$16,155,790
Total Items		I + II + III		$18,204,986
Total Project Cost / lane mile				**$18,204,986**

EXHIBIT F-4 (Continued)
WRCOG Transportation Uniform Mitigation Fee
Cost Assumption Estimate - 2024 Nexus Update
RRXing 2 - Widen Existing Rail Grade Crossing

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / lane mile	Cost / lane mile
Section 1: Earthwork				
Imported Borrow				
Travel way	cubic yard	$20.47	17.78	$364
Section 2: Pavement Structural Section				
Asphalt Concrete Type A (Including Bike Lane)	cubic yard	$240.62	782.22	$188,218
Aggregate Base (Including Bike Lane)	cubic yard	$73.54	1,967.41	$144,683
Curb and Gutter	linear foot	$65.74	1,180.00	$77,573
Section 3: Drainage				
Project Drainage	lump sum	15% of Sections 1 and 2	1.00	$61,626
Section 5: Traffic Items				
Striping - Thermo plastic (1 GP Lane, per direction)	linear foot	$2.58	1,180.00	$3,044
II. STRUCTURE ITEMS				
Bridge	square foot	$400.00	2,880.00	$1,152,000
III. RIGHT OF WAY ITEMS				
Urban				
Travel Way - Additional lane	square foot	$329.71	16,000.00	$5,275,360
Total Items		I + II + III		$6,902,869
Total Project Cost / lane mile				**$6,902,869**

EXHIBIT F-4 (Continued)

WRCOG Transportation Uniform Mitigation Fee

Cost Assumption Estimate - 2024 Nexus Update

Infrastructure for Intelligent Transportation Systems (ITS) on TUMF Network Roadway Segments

I. ROADWAY ITEMS	Unit	Unit Cost	Quantity / route mile	Cost / route mile
Infrastructure for ITS of Network roadway segments	route mile	$686,383.00	1.00	$686,383
Total Items		I + II + III		$686,383
Total Project Cost / route mile				**$686,383**

EXHIBIT F-5

Riverside County Integrated Project (RCIP) Multiple Species Habitat Conservation Plan (MSHCP)
adopted by the Riverside County Board of Supervisors on June 17, 2003

Section 8.0 MSHCP Funding/Financing of Reserve Assembly and Management

8.5 LOCAL FUNDING PROGRAM

The following local funding plan describes the local commitment for funding Reserve Assembly, Management, and Monitoring.

The local funding program includes funding from a variety of sources, including but not limited to, regional funding resulting from the importation of waste into landfills in Riverside County, mitigation for regional public infrastructure projects, mitigation for private infrastructure projects, mitigation for private Development, funds generated by local or regional incentive programs that encourage compact growth and the creation of transit-oriented communities, and dedications of lands in conjunction with local approval of private development projects.

The local funding program will fund the local portion of:

- Land acquisition
- Management
- Monitoring
- Adaptive Management
- Plan administration

8.5.1 Funding Sources

Local funding sources include funding from both public and private developers and regional entities in an effort to spread the financial burden of the MSHCP over a broad base. The mix of funding sources provides an equitable distribution of the cost for local mitigation under the MSHCP. In addition to equitably distributing mitigation for local projects, utilizing a mixture of funding sources will help ensure the long-term viability of the local funding program because a temporary decline in funding from one source may be offset by increases from another. The proposed local funding sources are described below and include:

- Local Development Mitigation Fees
- Density Bonus Fees
- Regional Infrastructure Project Contribution
- Landfill Tipping Fees

- Other Potential New Revenue Sources

➤ Local Development Mitigation Fees

New Development affects the environment directly through construction activity and cumulatively through population bases that result from Development. Government Code Section 66000 et seq. allows cities and counties to charge new Development for the costs of mitigating the impacts of new Development. The Cities and County will implement a Development Mitigation Fee pursuant to the MSHCP; this fee will be one of the primary sources of funding the implementation of the MSHCP. The fee ordinance adopted by the Cities and the County will provide for an annual CPI adjustment based upon the Consumer Price Index for "All Urban Consumers" in the Los Angeles-Anaheim-Riverside Area, measured as of the month of December in the calendar year which ends in the previous Fiscal Year. There will also be a provision for the fee to be reevaluated and revised should it be found to insufficiently cover mitigation of new Development. A fee of approximately $1,500 per residential unit (or an equivalent fee per acre) and $4,800 per acre of commercial or industrial Development was used in the revenue projection shown in *Appendix B-05* of this document. The projected revenues from the Development Mitigation Fee are anticipated to be approximately $540 million over the next 25 years. A nexus study is required to demonstrate that the proposed fee is proportionate to the impacts of the new Development.

➤ Density Bonus Fees

The New Riverside County General Plan creates a number of incentive plans that have the potential both to further the goals of the County's General Plan and to facilitate the implementation of the MSHCP. *Section 8.4.2* above discusses the use of the Rural Incentive Program to aid in the Conservation of lands through non-acquisition means. An additional component of the Incentive Program enables developers to acquire the right to develop at an additional 25% increase in density by providing enhancements to their projects and by paying a "Density Bonus Fee." The fee is anticipated to be $3,000 – $5,000 per additional unit. This program offers a significant incentive to developers when compared with the typical cost of creating a new buildable lot.

The Density Bonus program is new to Riverside County, and it is, therefore, difficult to project annual revenues. The Local Funding Program assumes that between 10% and 20% of the residential units built in the unincorporated County area will participate in the incentive program and that only 50% of the revenues of the program will be committed to the MSHCP, with the remaining portion staying in the local community in which the additional units are located to provide additional

amenities that will help offset the greater density. Of the 330,000 units projected to be built over the next 25 years, 10% (or 33,000 units) are assumed to be built utilizing the Density Bonus Fee resulting in $132,000,000 in revenues of which 50% (or $66,000,000) will be allocated to the MSHCP.

➤ Regional Infrastructure Project Contribution

Regional infrastructure projects directly affect the environment not only through the effect they have on species and their Habitats, but also by facilitating continued new Development. It is appropriate, therefore, for regional infrastructure projects to contribute to Plan implementation . Four general categories of infrastructure projects have been identified:

- Transportation Infrastructure
- Regional Utility Projects
- Local Public Capital Construction Projects
- Regional Flood Control Projects

Transportation Infrastructure

The RCIP has identified the need for approximately $12 billion in new transportation infrastructure to support the Development proposed for the next 25 years. Each new transportation project will contribute to Plan implementation . Historically, these projects have budgeted 3% – 5% of their construction costs to mitigate environmental impacts. The local funding program anticipates that more than one-half of the $12 billion cost of contribution to acquisition of Additional Reserve Lands will be funded locally and will result in approximately $371 million in contribution over the next 25 years as discussed below.

▸ Riverside County's ½ cent sales tax for Transportation

In 1988, Riverside County voters approved a measure to increase local sales tax by ½ cent to fund new transportation projects (Measure A). The sales tax measure is due to be reauthorized in 2002. Under the reauthorization, $121 million will be allocated as local contribution under the MSHCP. (For further information on the sales tax measure, see *Section 13.5* of the MSHCP Implementing Agreement and *Appendix B-07* of this document).

Regional Utility Projects

As Riverside County's population doubles over the next 25 years, new regional utility infrastructure will be required. Since the utilities are not Permittees under the MSHCP, they may choose to mitigate under the Plan or seek their own regulatory permits. In either case, their mitigation will be focused on the objectives of the MSHCP and will contribute to the local implementation funding. No estimate of the number of projects or the scope or costs is available at this time; consequently, no estimate of mitigation funding has been made. The Permittees expect that regional utility projects will contribute to the implementation of the MSHCP and provide an additional contingency should other revenue sources not generate the projected levels of funding or should implementation costs be higher than projected.

Local Public Capital Construction Projects

Local public capital construction projects may include construction of new schools, universities, City or County administrative facilities, jails, courts, juvenile facilities, parks, libraries, or other facilities that serve the public. These projects will be mitigated under the MSHCP and will utilize a per acre mitigation fee based on the fee then in place for private, commercial and industrial Development. No attempt has been made to estimate the number or magnitude of these projects. The Permittees expect that local pubic construction projects will contribute to the implementation of the MSHCP and provide an additional contingency should other revenue sources not generate the projected levels of funding or should implementation costs be higher than projected.

Regional Flood Control Projects

Flood control projects will receive coverage under the MSHCP for both new capital construction and for the maintenance of existing and new facilities. Preliminary estimates from the Riverside County Flood Control and Water Conservation District indicate that they will likely budget approximately $15 M in projects annually. Based on using 3% of capital costs, the District would be expected to contribute approximately $450,000 to $750,000 annually to MSHCP implementation. Since many flood control projects serve existing developed communities and therefore have less impacts than projects adding capacity to serve new Development and may provide some conservation value especially in terms of Constrained Linkages, the District's contributions may average something below the 5% level on average.

➤ Landfill Tipping Fees

Riverside County has utilized revenues from public and private landfills in Riverside County to generate funding for conservation and open space projects for over a decade. In 1990, the County utilized $1 per ton tipping fee assessed all waste deposited in County landfills to fund the acquisition of the Santa Rosa Plateau and approximately $260,000 annually to fund the operation of the County Park and Open Space Districts. More recently, the County has negotiated agreements with two private landfills in the County to commit $1 per ton on all waste imported from outside Riverside County to Conservation within Riverside County.

El Sobrante Landfill

This privately owned landfill was permitted to expand its capacity to 10,000 tons per day in 2001. In approving the landfill expansion, the Riverside County Board of Supervisors authorized fifty cents per ton of the County's portion of the revenue from the landfill expansion to be applied to Conservation in addition to the $1 per ton that was committed under the landfill agreement. The projection of the annual tonnage and revenue for Conservation included in *Appendix B-09* of this document reflects the $1.5 per ton commitment to Conservation. Over the life of the landfill, 60 million tons of imported waste are allowed. Sixty million tons at $1.5 per ton will generate $90 million for Conservation. The Cash Flow Analysis in *Appendix B-10* of this document reflects the annual revenues from the El Sobrante Landfill.

County Landfills

The County Board of Supervisors, beginning in 1990, authorized $1 per ton for all in-county waste deposited in County landfills to go toward habitat and open space Conservation. After adjusting for the debt service on the Santa Rosa Plateau acquisition and an annual commitment to the Park and Open Space District, there is a projected annual balance of $400,000 that can be applied to additional Conservation under the MSHCP. *Appendix B-09* of this document includes a projection of tonnage from in-County waste at County landfills. The Cash Flow Analysis in *Appendix B-10* of this document reflects the annual revenues from the County landfills. Over the next 25 years, County landfills will contribute approximately $10 million to the implementation of the MSHCP.

Eagle Mountain

In 1997, the County approved the use of the old Kaiser mine at Eagle Mountain in eastern Riverside County as a regional landfill to serve primarily Los Angeles County. Subsequently, the Los Angeles County Sanitation District has acquired the rights to the Eagle Mountain Landfill and intends to begin operation of the landfill within the next decade. At this time, litigation is still pending that could prohibit the development of the landfill. The Development Agreement with the County would require the payment of $1 per ton for Conservation if the landfill is developed. Conservation needs in the Coachella Valley would have first priority over the revenues from the Eagle Mountain Landfill; however, some portion of the revenues would be available to support Conservation needs in Western Riverside County. The Permittees expect that the Eagle Mountain Landfill will provide funding to support implementation of the MSHCP over the life of the MSHCP. However, no revenue from the Eagle Mountain Landfill has been projected in the funding program at this time. These potential revenues provide a contingency should other revenue sources not generate the projected levels of funding or should implementation costs be higher than projected.

➤ Potential New Revenue Sources

The County and Cities may levy assessments to pay for services that directly benefit the property on which the fee is levied. Under current law, a local election may be required to initially levy the assessment or to confirm the assessment if a protest is filed. No such assessments are currently projected for the MSHCP. As the MSHCP Conservation Area is developed, however, its value as open space and for recreation opportunities may lend itself to a local funding program for ongoing management and enhancement. In more urban areas, which Western Riverside County will be in 25 years, local voters routinely approve such funding programs.

Other revenue opportunities may be realized over the next 25 years. The County, Cities, and RCA will explore new revenue sources to support the acquisition of the MSHCP Conservation Area and its long-term management and enhancement. A goal of any new fee would be to spread a portion of the costs for the MSHCP across as broad a regional base as possible.

TABLE 8-5
LOCAL PUBLIC/REGIONAL FUNDING SOURCES

Source Anticipated	$ Range	Requirements to Implement	Responsible Party
Private Funding Sources:			
Cities and County Development Mitigation Fees	$539.6M	Approval of County Ordinance Approval of City(ies) Ordinance	County Cities
Density Bonus Fees	$66M	Approval of General Plan	County
Public Funding Sources			
Local Roads	$121M	Approval of Measure A, local agreement on allocation	RCTC/County
Other Transportation	$250M	% of new road construction	RCTC/County
Other infrastructure Projects	$unknown	Project-by-project negotiation	County and Cities
El Sobrante Landfill	$90M	In place	County
County Landfills	$10M	In place	County
Eagle Mountain Landfill	$unknown	In place pending start-up	County
New Regional funding	$unknown	Voter approval	County and Cities
TOTAL LOCAL FUNDS	**$1,076.6M**		

8.6 ADEQUACY OF FUNDING

The Permittees and the Wildlife Agencies will annually evaluate the performance of the funding mechanisms and, notwithstanding other provisions of the MSHCP, will develop any necessary modifications to the funding mechanisms to address additional funding needs. Additionally, this annual evaluation will include an assessment of the funding plan and anticipate funding needs over the ensuing 18 months for the purpose of identifying any potential deficiencies in cash flow. If deficiencies are identified through this evaluation, then the Permittees and the Wildlife Agencies will develop strategies to address any additional funding needs consistent with the terms and conditions of the MSHCP.

EXHIBIT F-6

Western Riverside County Multiple Species Habitat Conservation Plan Nexus Fee Study Update Final Report
Economic & Planning Systems, Inc., October 2020

Final Report

Western Riverside County Multiple Species Habitat Conservation Plan Nexus Fee Study Update

Prepared for:

Western Riverside County Regional Conservation Authority

Prepared by:

Economic & Planning Systems, Inc.

October 2020

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1. INTRODUCTION AND KEY FINDINGS

This Updated Nexus Study (2020 Nexus Study) provides the technical justification for changes to the Local Development Mitigation Fee schedule that applies to Local Permittee participants in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan). These changes are necessary to ensure adequate funding of the obligations of the Local Permittees under the MSHCP and the associated Incidental Take Permit and Implementing Agreement. The resulting increased fee revenues will support the continued implementation of the MSHCP and the streamlining of endangered species incidental take permitting for new Western Riverside County development provided under the MSHCP. This Nexus Study is consistent with the requirements of California Government Code 66000 et seq. (the Mitigation Fee Act) that requires specific findings (as well as administration and implementation procedures) for "any action establishing, increasing, or imposing a fee as a condition of approval of a development project by a local agency."

Background

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan), originally adopted in 2004, is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on the conservation of species and their associated habitats in Western Riverside County. The MSHCP was developed in response to the need for future growth opportunities in Western Riverside County while addressing the requirements of the State and federal Endangered Species Acts. The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 as well as a Natural Communities Conservation Plan under the NCCP Act of 2001. The MSHCP streamlines these environmental permitting processes by allowing the participating jurisdictions to authorize "take" of plant and wildlife species identified within the Plan Area. At the same time, Plan implementation provides a coordinated MSHCP Conservation Area and implementation program to preserve biological diversity and maintain the region's quality of life.

The MSHCP and the associated Implementing Agreement and Incidental Take Permit collectively determine a set of conservation actions that must be taken to meet the terms of the Incidental Take Permit and benefit from the regulatory streamlining and other benefits of the MSHCP. This includes the identification of the responsible parties, including the responsibilities of the Local Permittees.[1] One of the key requirements of the MSHCP, Implementing Agreement, and Incidental Take Permit (consistent with the requirements of the federal Endangered Species Act) is the provision of adequate funding by Local Permittees to the Implementing Entity (the Western Riverside County Regional Conservation Authority[2]) to conduct their portion of the conservation actions identified in the MSHCP.

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[1] Local Permittees include the Western Riverside cities, the County of Riverside, County Flood Control and Water Conservation District, County Regional Park and Open-Space District, County Department of Waste Resources, and Riverside County Transportation Commission.

[2] The Western Riverside County Regional Conservation Agency is a Joint Powers Authority established in 2004 to implement the MSHCP.

Section 8.0 of the MSHCP outlines the MSHCP funding/financing approach. It also identified best estimates of Plan implementation costs at the time of Plan adoption, including the local funding commitment that represents a portion of the overall land acquisition, management and monitoring, and Plan administration costs. The Local Funding Program included a mix of funding sources to provide "an equitable distribution of the cost for local mitigation under the MSHCP." The proposed funding sources included Local Development Mitigation Fees (and land dedications), regional infrastructure project public contributions (including contributions to mitigate for transportation infrastructure, regional utility projects, local public capital construction projects, and regional flood control projects), and landfill tipping fees.

Participating cities and the County were each required to implement a Local Development Mitigation Fee under California Government Code Section 66000 et seq. (the "Mitigation Fee Act") and supported by the separate "Final Mitigation Fee Nexus Study Report for the Western Riverside County Multiple Species Habitat Conservation Plan," July 1, 2003 (Original or 2003 Nexus Study). The MSHCP funding chapter notes the need for frequent evaluations of the performance of the funding mechanisms and assessments of the funding plan and the need to make any necessary modifications to the funding mechanisms. The MSHCP also notes that the mitigation fee will need to be "reevaluated and revised should it be found to insufficiently cover mitigation of new development."

In addition to the common practice of updating mitigation fees periodically to account for changing circumstances, the Western Riverside County Regional Conservation Authority (RCA) has determined that significant changes have occurred and/or circumstances have arisen that justify an update to the mitigation fees. These changes include, but are not limited to, the following:

- The need to acquire more land than originally forecast due to the lower than expected land dedication.
- The lower-than-expected levels of non-fee funding from local and regional funding sources.
- The lower than expected levels of residential development.
- The need to diversify land acquisitions away from a focus on the larger, more remote parcels to also acquiring parcels closer to urbanized areas, consistent with the reserve assembly requirements of the MSHCP.

Original and Existing Fee Schedule

All local jurisdictions participating in the MSHCP and obtaining coverage for public and private take in their jurisdictions were required to adopt and implement the 2004 Mitigation Fee Schedule through ordinance and resolution and then to pass through the fee funding (except for any additional administrative charges added by the jurisdictions) to the RCA to fund MSHCP implementation. The ordinances allowed for periodic inflationary increases based on the annual change in the Consumer Price Index for the Los Angeles-Anaheim-Riverside area. In 2018 the Bureau of Labor Statistics implemented a geographic revision, establishing Riverside as its own Core Based Statistical Area. As a result, Riverside was removed from the Consumer Price Index encompassing Los Angeles and Anaheim. Going forward, inflationary increases will be based on the annual change in the Consumer Price Index for the newly established Riverside-San

Bernardino-Ontario area. As outlined in the 2003 Nexus Study (Original Nexus Study), all new development in Western Riverside County is required to pay the mitigation fee.

Table 1 shows the original 2004 Local Development Mitigation Fee schedule and the current 2021 Fee Schedule that reflects periodic inflationary fee adjustments using the indexing process that collectively increased the fees by 35 percent between 2004 and 2020 (this was below the overall inflation index increase over this period).

Table 1 2004 and 2021 MSHCP Fee Schedule

Fee Category	2004 Fee per unit or per acre	2021 Fee per unit or per acre[3]
Residential: Up to 8.0 dwelling units per acre (DUAC)	$1,651	$2,234
Residential: 8.0-14.0 DUAC	$1,057	$1,430
Residential: 14.0+ DUAC	$859	$1,161
Commercial (per acre)	$5,620	$7,606
Industrial (per acre)	$5,620	$7,606

Updated Mitigation Fee Schedules

This 2020 Nexus Study has estimated the increased fee level that would be required to provide sufficient revenues, based on the best available forecasts of future growth, to support the full implementation of the MSHCP, including the completion of all land acquisition and the establishment of the necessary endowment, by 2029 (Year 25 of Plan implementation).[4] Because, as shown below, this would require a major increase in the fee levels, three other scenarios are also considered where different time extensions provide more time for land acquisition.[5] These extensions allow for the costs of Plan implementation (including land acquisitions) to be spread across more development and, as a result, moderate the level of mitigation fee increase required. In addition, the longer extension scenarios require a pace of land acquisition that is more consistent with what has proven to be achievable. All of these fee

[3] Note it is RCA procedure to refer to fees during, for example, Fiscal Year 2020/2021, as the 2021 fee. The 2021 fee became effective July 1, 2020, and applies for the fiscal year of 2020-21 (i.e., until June 30, 2021 when the 2022 Fee begins).

[4] The MSHCP provided a 25-year period of the required land acquisition with the larger 75-year permit term. This is labelled the "No Extension" or "Baseline Scenario" in this Update Study.

[5] The baseline scenario as well as the extension scenarios assume that all land acquisition as well as the full endowment will be completed/ established by the end of the specified implementation/ land acquisition period. Interest from the non-depleting endowment will fund all ongoing costs thereafter.

increases would be consistent with the Mitigation Fee Act and the MSHCP and associated Incidental Take Permit and Implementing Agreement.

The mitigation fee levels shown for each extension scenario are the fee levels required to cover the appropriate portion of the Local Permittee MSHCP implementation costs based on the best information available at this time. The revised mitigation fee levels reflect changes in estimated costs, expected levels of land dedication, and non-fee funding. Consistent with the MSHCP and Original Nexus Study, it is assumed that all new development in Western Riverside County will pay the mitigation fee because, as noted in the MSHCP, "new development affects the environment through construction activity and cumulatively through population bases that result from such development."[6] Importantly, the revised mitigation fee levels also reflect the decision to determine the mitigation fee that applies to different land uses on a consistent per gross acre basis. This approach is considered to provide a clear, consistent, and proportionate method for determining mitigation fees on new development.[7] The 2020 Nexus Study does convert the overarching per gross acre fee into per unit residential fees for different density ranges; this conversion was conducted to provide implementation/administrative consistency for member jurisdictions.

Table 2 Updated MSHCP Implementation Costs and Per Acre Mitigation Fees

Fee Per Acre	No Extension	5-Year Extension	10-Year Extension	15-Year Extension
Net Cost	**$912,756,583**	**$902,353,150**	**$892,767,438**	**$883,987,805**
Acres of Development				
Residential	14,026	21,818	29,611	37,403
Nonresidential	6,239	9,705	13,171	16,637
Total	**20,265**	**31,523**	**42,782**	**54,040**
Mitigation Fee per Acre	**$45,041**	**$28,625**	**$20,868**	**$16,358**

Sources: Southern California Association of Governments; Western Riverside County RCA; Economic & Planning Systems, Inc.

[6] Consistent with the Original Nexus Study and the technical analysis in this study update (and as described in more detail in the Fee Implementation Handbook), certain types of public improvements/ infrastructure projects will make mitigation payments calculated as a percent of total improvement cost. All projects are required to make a mitigation payment/contribution (except where exempted as specified in the Ordinance); where no mitigation payment process is specified, the project will pay the updated per acre mitigation fee.

[7] This is the approach taken by the majority of regional Habitat Conservation Plans in California, including the Coachella Valley Multiple Species Habitat Conservation Plan mitigation fee.

As shown in **Table 2**, the required mitigation fee per gross acre of development varies substantially based on level of extension as follows:

- **No Extension.** Under the current structure, where all land acquisition must occur by the end of Year 25 of MSHCP implementation (2029), a mitigation fee of **$45,041 per acre** of development would be required.
- **5-Year Extension.** With a 5-year extension, where all land acquisition must occur by the end of Year 30 of MSHCP implementation (2034), a mitigation fee of **$28,625 per acre** of development would be required.
- **10-Year Extension.** With a 10-year extension, where all land acquisition must occur by the end of Year 35 of MSHCP implementation (2039), a mitigation fee of **$20,868 per acre** of development would be required.
- **15-Year Extension.** With a 15-year extension, where all land acquisition must occur by the end of Year 40 of MSHCP implementation (2044), a mitigation fee of **$16,358 per acre** of development would be required.

For residential development, the per gross acre fee is translated into per residential unit fees by density category to provide for a fee framework that is consistent with the current fee structure. The per residential unit fees are calculated by dividing the per gross acre fee by an assumed typical/ average density for each of the three density ranges (low, medium, and high).[8] The full mitigation fee schedule (for each extension scenario) is shown in **Table 3**, including the per unit residential fees by density category and per gross acre fees for non-residential development. The typical/ average residential densities used to calculate the per-unit residential fees are the same as the density assumptions in the Original Nexus Study.[9]

[8] For example, the $3,635 per unit Residential – Low fee under the 15-year extension is derived by dividing the overall per gross acre mitigation fee of $16,358 (shown in Figure 2) by the assumed typical/average density of Residential Low of 4.5 units/acre.

[9] The Fee Implementation Handbook provides more specifics on how to determine a project's residential density and therefore the appropriate per unit residential fee that applies.

Table 3 Updated Mitigation Fee Schedule by Extension Scenario

Fee Per Unit	Current Fee 2021[1]	No Extension	5-Year Extension	10-Year Extension	15-Year Extension
Residential - Low (Up to 8.0 DUAC)[2 3]	$2,234	$10,009	$6,361	$4,637	$3,635
Residential - Medium (8.0-14.0 DUAC)[2 3]	$1,430	$4,170	$2,650	$1,932	$1,515
Residential - High (14.0+ DUAC) [2 3]	$1,161	$1,846	$1,173	$855	$670
Commercial / Industrial (per acre)	$7,606	$45,041	$28,625	$20,868	$16,358

1. Western Riverside County Multiple Species Conservation. Local Development Mitigation Fee Schedule for FY 2020-21 (Effective July 1, 2020 – June 30, 2021), annually adjusted using the Consumer Price Index.

2. Per acre mitigation fees translated into per unit fees based on the following residential densities: for low density, 4.5 units per acre; for medium density, 10.8 units per acre; for high density, 24.4 units per acre, consistent with the assumptions used in Appendix E of the original Nexus Study.

3. DUAC stands for Dwelling Units per Acre.

Sources: Southern California Association of Governments; Western Riverside County RCA; Economic & Planning Systems, Inc.

Key Drivers of Fee Change

The change in Local Development Mitigation Fee is the result of a number of different contributing factors ("moving parts"), fully documented and detailed in **Chapters 2** through **7**. This Nexus Study is based on the most current information available including, for some inputs, recent years of experience from MSHCP implementation. The factors that have had the most significant effect on the Local Development Mitigation Fee calculations are summarized below.

1. **Lower-than-expected land dedications substantially increase the Local Permittee habitat acquisition cost component of MSHCP implementation.** The MSHCP assumed that 41,000 of the 97,000 acres (42 percent) to be conserved by Local Permittee action/funding would be provided at no cost through land dedication associated with development inside the Criteria Cells. Through the first sixteen years of Plan implementation, less than 1,000 acres of the Local Permittee habitat conservation obligations have been generated through these dedications. An additional 10,000 acres of land dedication requirements have been required as part of proposed developments that have yet to occur. Beyond the dedication associated with previously proposed projects, additional land dedication is not expected.[10] As a result, the 2020 Nexus Study assumes the noted 10,000 acres of land dedication is formalized over the next eight years (an average annual land dedication of 1,250 acres per year) prior to the end of the current land acquisition period. No additional land dedication is assumed, even if the acquisition period is extended. As a result, at the end of the current habitat acquisition period (Year 25 of Plan

[10] In September 2016, the RCA revised its fee credit and waiver policy, limiting the likelihood of projects paying fees and dedicating land.

implementation), total land dedication is expected to represent about 11,000 acres and about 11 percent of the Local Permittee land conservation requirement. The RCA therefore needs to directly acquire an additional 30,000 acres of land relative to the expectations of the Original Nexus Study.

2. **Lower than expected regional infrastructure public contributions have reduced the non-fee funding available, increasing the costs to be funded through the mitigation fee.** The MSHCP assumed a substantial level of funding from regional infrastructure project public contributions, including transportation infrastructure, regional utility projects, local public capital construction projects, and regional flood control projects, as well as from landfill tipping fees. While the Measure A sales tax has provided substantial funding as expected, other revenue sources, on aggregate, have provided (and are expected to continue to provide) substantially less funding than forecast in the 2003 Nexus Study. As a result, mitigation fees will need to cover about 91 percent of Local Permittee MSHCP implementation costs relative to the original assumption of about 56 percent.

3. **The change towards a consistent "per gross developed acre" fee basis provides a more consistent approach for all land use development types.** The 2003 Nexus Study used an "Equivalent Benefit Unit" approach to distributing mitigation costs between different land use categories. This Nexus Study adjusts the fee calculation to the more commonly used per gross acre basis. Under this approach, the new Local Development Mitigation Fees are all based on one "across the board" per gross acre fee determination. Non-residential development then pays this per acre fee, while per unit residential fees by density category are derived from this common per gross acre fee.[11] This change evens out some of the prior differences in mitigation fee levels.

4. **The estimates of average per acre land values have not changed substantially, so they have had a limited effect on the change in mitigation fees.** The original MSHCP implementation cost estimate was based on an average land value of about $13,100 per acre. This was based on research on land transactions of parcels with different land use designations and sizes in 2001/2002. The land valuation analysis conducted for this Nexus Study estimated a planning-level land value of about $14,300 per acre based on land transactions primarily in the 2014 to 2017 period (inflated to 2019-dollar terms). As a result, land value estimates have not changed substantially in nominal dollar terms since the Original Nexus Study. This estimated per acre land value is above the cost of most RCA transactions to date, though the average land values of future RCA land acquisition are expected to increase due to the increasing need to purchase more expensive land in "linkage" areas.

[11] Similar to the Original Nexus Study, all new development in Western Riverside County is required to pay the mitigation fee (or otherwise provide the necessary mitigation). The conversion from per gross acre to per unit fees for residential development is conducted to provide administrative continuity for member agencies.

Organization of Report

This Nexus Study includes several chapters. **Chapter 1**, this chapter, describes the purpose and need for this Nexus Study, the recommended changes in the Local Development Mitigation Fee, and the key drivers of these changes. **Chapters 2** through **7** provide the technical analysis that supports the updated fees and nexus findings. **Chapter 2** summarizes the purpose of and basis for the MSHCP, the conservation requirements of the MSHCP, and the financing strategy and approach developed to implement the MSHCP in 2004. **Chapter 3** describes the conservation achievements to date, identifies the remaining conservation requirements, and identifies expected land dedication. **Chapter 4** provides the development forecast used in the calculation of the updated mitigation fees. **Chapter 5** provides the estimates of MSHCP implementation costs, including land acquisition, management and monitoring, program administration, and endowment. **Chapter 6** describes the historical levels of non-fee revenues available to help fund Local Permittee MSHCP implementation costs. **Chapter 7** brings together the technical analysis in **Chapters 2** through **6** to estimate the updated 2020 Local Development Mitigation Fees. **Chapter 8** provides the nexus findings required under the Mitigation Fee Act as require to establish the updated fees. Finally, **Chapter 9** highlights some of the administration and implementation requirements under the Mitigation Fee Act, recognizing that the Fee Implementation Handbook provides more specific guidance to the RCA and its partner agencies on the implementation of the mitigation fee program.

2. MSHCP POLICIES, GOALS, AND FINANCING STRATEGY

MSHCP Purpose, Basis, and Goals

In response to the need to maintain future growth opportunities in Western Riverside County while addressing the requirements of the state and federal Endangered Species Acts, the County and the Riverside County Transportation Commission initiated the Riverside County Integrated Project (RCIP) in 1999. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is one part of the RCIP that includes:

- **Updated County General Plan.** Addresses the required general plan elements such as land use, circulation, housing and open space, and conservation and includes programs to implement the MSHCP, enhance transit alternatives, and encourage development of mixed-use centers.
- **Community and Environment Transportation Acceptability Process**. Identifies future transportation corridors in Western Riverside and provides needed environmental documentation to allow preservation of future right-of-ways.
- **MSHCP**. The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan) is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on the conservation of species and their associated habitats in Western Riverside County. The MSHCP conserves vulnerable plant and animal species and their associated habitats in Western Riverside County and supports economic development.

The MSHCP was adopted in 2003 by the Riverside County Board of Supervisors. Subsequently, all of the Western Riverside cities, the County of Riverside, County Flood Control and Water Conservation District, County Regional Parks and Open-Space District, County Department of Waste Resources, Riverside County Transportation Commission, California Department of Transportation, California Department of Parks and Recreation, California Department of Fish and Game, the US Fish and Wildlife Service and the RCA signed an Implementing Agreement for the MSHCP. The Implementing Agreement includes terms to ensure MSHCP-implementation, defines remedies and recourses should any of the parties of the Agreement fail to perform obligations, and provides assurances that, as long as the MSHCP is being implemented, the Wildlife Agencies will not require additional mitigation from the Permittees.[12]

The MSHCP serves as an HCP pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973 as well as a Natural Communities Conservation Plan under the NCCP Act of 2001. The MSHCP streamlines these environmental permitting processes by allowing the participating jurisdictions to authorize "take" of plant and wildlife species identified within the Plan Area. At the same time, Plan implementation provides a coordinated MSHCP Conservation Area and implementation program to preserve biological diversity and maintain the region's quality of life.

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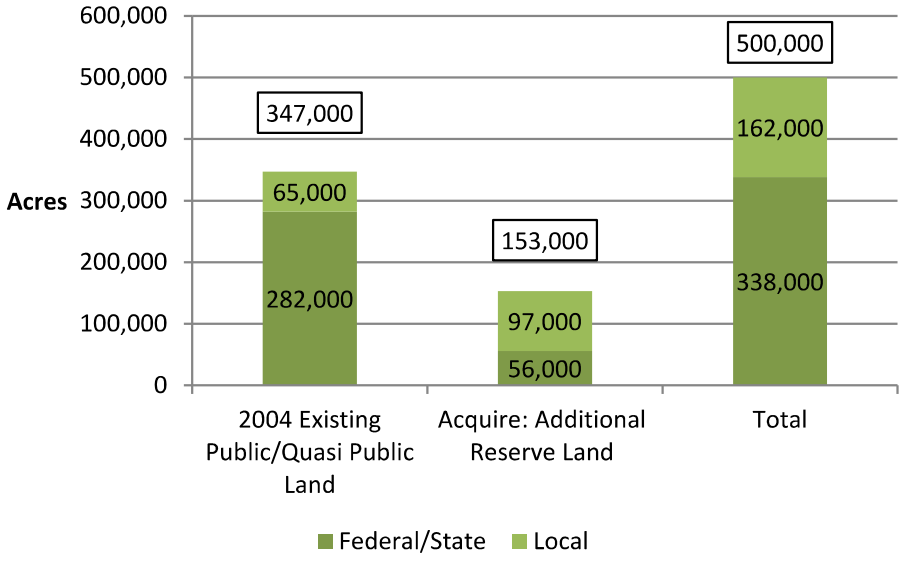
[12] The Wildlife Agencies include the US Fish and Wildlife Service and the California Department of Fish and Wildlife and the Permittees include all of the other parties to the Implementing Agreement.

The MSHCP and the associated Implementing Agreement and Incidental Take Permit collectively determine a set of conservation actions, and the associated responsible parties, that must be taken to meet the terms of the Incidental Take Permit and benefit from the regulatory streamlining and other benefits of the MSHCP. This includes the identification of the responsibilities of the Local Permittees.[13]

MSHCP Conservation Requirements

The goal of the MSHCP is to enhance and maintain biological diversity and ecosystems processes while allowing future economic growth. The MSHCP calls for an MSHCP Conservation Area of 500,000 acres and focuses on the conservation of 146 species.

Figure 1 State of Conservation in 2003: Conserved Land, Additional Reserve Land to be Acquired, and Total MSHCP Conservation Area Needed



As shown in **Figure 1**, when the MSHCP was adopted, existing public and quasi-public conservation lands covered 347,000 acres, leaving a need for 153,000 acres of land, called Additional Reserve Land (ARL), to meet the goals of the MSHCP (see **Figure 1**). The MSHCP specifies that responsibility for the conservation of the 153,000-acre Additional Reserve Lands is shared by the local development process (97,000 acres) and state and federal purchases (56,000).

[13] Local Permittees include the Western Riverside cities, the County of Riverside, County Flood Control and Water Conservation District, County Regional Park and Open Space District, County Department of Waste Resources, and Riverside County Transportation Commission.

Table 4 MSHCP Goals by Area Plan

Area Plan	Total Area of Criteria Cells	Low End of Goal	High End of Goal	Midpoint
Cities of Riverside and Norco	1,756	90	240	165
Eastvale	665	145	290	220
Elsinore	28,946	11,700	18,515	15,110
Harvest Valley / Winchester	820	430	605	515
Highgrove	1,452	345	675	510
Jurupa	5,476	890	1,870	1,380
Lake Mathews / Woodcrest	11,673	3,215	5,470	4,340
Lakeview / Nuevo	14,682	6,650	10,235	8,445
Mead Valley	7,703	1,885	3,635	2,760
Reche Canyon / Badlands	26,000	10,520	15,610	13,065
REMAP	78,423	41,400	58,470	49,935
San Jacinto Valley	32,828	11,540	19,465	15,500
Southwest Area	66,076	22,500	36,360	29,430
Sun City / Menifee Valley	2,059	1,120	1,585	1,355
Temescal Canyon	10,007	3,485	5,800	4,645
The Pass	22,652	8,540	13,925	11,230
Total	**311,218**	**124,455**	**192,750**	**158,605**

The MSHCP includes methods to determine whether the goals of the Plan are being met. One of the methods is measuring the extent to which conservation acquisitions are moving toward acquisition goals by each Area Plan.[14] Area Plans are established in the County's General Plan and are used in the MSHCP as a common geographic unit in Western Riverside County. The MSHCP established low, high, and midpoint acquisition goals for each Area Plan based on biological needs. The midpoint acquisition goals for each Area Plan range from 165 to nearly 49,935 acres, as shown in **Table 4**. The midpoint goals sum to 158,605 which represents 5,605 acres more than are needed to fulfill the MSHCP goals. As a result, acquisitions in some Area Plans can fall below the mid-point targets while the total ARL can still achieve the 153,000-acre goal.

MSHCP Financing Strategy

One of the key requirements of the MSHCP, Implementing Agreement, and Incidental Take Permit (consistent with the requirements of the federal Endangered Species Act) is the provision of adequate funding by Local Permittees to the Implementing Entity (the Regional Conservation Authority) to conduct the conservation actions identified in the MSHCP as the responsibility of the Local Permittees.

[14] Other geographic units include Rough Steps, city jurisdictions, and Area Plan subunits. For the purposes of this analysis, Area Plans have been selected as the primary unit of analysis because they are the middle-sized unit (smaller than Rough Steps and larger than Area Plan subunits) and have not changed over time (unlike jurisdictions, several of which have incorporated since the adoption of the MSHCP.

Section 8.0 of the MSHCP addresses "MSHCP Funding/Financing of Reserve Assembly and Management." This section provides best estimates of Plan implementation costs at the time of Plan adoption, including the local funding commitment – the portion of Plan implementation costs that represents the Local Permittees' portion of the overall land acquisition, management, monitoring, adaptive management, and Plan administration costs. Section 8.5 describes the Local Funding Program. The Local Funding Program included a mix of funding sources to provide "an equitable distribution of the cost for local mitigation under the MSHCP." The proposed funding sources included Local Development Mitigation Fees, density bonus fees, regional infrastructure project public contributions (including transportation infrastructure, regional utility projects, local public capital construction projects, and regional flood control projects), and landfill tipping fees. Key components of the overall MSHCP implementation and funding strategy are highlighted below:

- The Regional Conservation Authority would implement the MSHCP with funding from different sources.
- The permanent protection of 97,000 acres in Additional Reserve Lands by Year 25 of the Plan (2029) would be achieved through direct purchase of habitat lands by the RCA using local funding and through the HANS dedication process.[15]
- Local funding sources would fund the ongoing management and maintenance costs of the local portion of the Additional Reserve Lands acquired through local funding (97,000 acres by end of acquisition period).
- Local funding sources would fund monitoring activities on the pre-Plan local conservation and all the new Additional Reserve Lands (500,000 acers by end of acquisition period).
- The permanent protection of 56,000 acres in Additional Reserve Lands by Year 25 would be achieved using state/federal funding sources or contributions.
- State and federal funding sources would fund the management and maintenance costs of the State/federal portion of the required Additional Reserve Lands.
- Local Development Mitigation Fees (on private development) would fund the Local Permittee MSHCP implementation costs that were not funded by other local/regional funding sources or public contributions for public development project mitigation.
- The overall permit period was set at 75 years. Once habitat acquisition was completed by Year 25, remaining funds along with newly created revenue sources were to be used to fund

[15] Section 6.1.1 of the MSHCP describes the HANS process. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process applied to any property owner applying for a discretionary permit for land within a Criteria Area/Criteria Cell. Under the process, the County determined whether portions of the property are needed for conservation and then may send their evaluation to the RCA for Joint Project Review (JPR). During JPR, the project applicant negotiated the terms of the development and conservation of the project. The applicant also paid fees on the new development. This approach was refined when a new fee credit policy, adopted in 2016, provided for fee credits where appropriate lands are dedicated.

monitoring and management as well as to fund the establishment of an endowment to cover ongoing post-permit costs (beyond Year 75).

Importantly, the MSHCP funding chapter notes that frequent evaluations of the performance of the funding mechanisms and assessments of the funding plan will occur and that any necessary modifications to the funding mechanisms will be developed.

MSHCP Implementation Costs and Funding Sources

The original estimated costs and proposed funding sources were documented in the MSHCP and are summarized in **Table 5**. These were developed based on research and analysis conducted as part of MSHCP development.

As shown, Plan implementation costs over the first 25 years of implementation were estimated at about $950 million in 2004-dollar terms. Key assumptions driving the implementation cost estimates included:

- **Dedications**. Direct acquisition using local funding sources would be required to acquire 56,000 acres, with 41,000 acres (or 42 percent) of the required local habitat protection coming through HANS dedication.
- **Land Cost**. Average land value of $13,100 per acre for Additional Reserve Lands purchased by the RCA.
- **Management and Monitoring**: Management and monitoring costs included three key components as follows: Reserve Management, Adaptive Management, and Biological Monitoring.[16]
- **Program Administration**. RCA program administration costs would average about $1.2 million each year in 2004 dollars during the 25-year period where land acquisition was required.
- **Cost Distribution**. Overall, land acquisition costs were estimated at 77 percent of total implementation costs, with management and monitoring at 20 percent, and program administration at 3 percent (see **Figure 2**).

[16] See Chapter 5 of the MSHCP for a description of these activities.

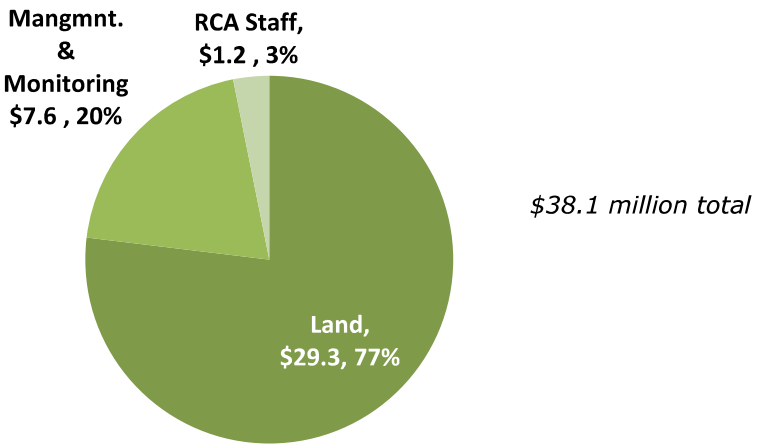
Table 5 2004 Estimates: MSHCP Implementation Costs and Funding Sources

Item	Total for 2004 - 2028 (Years 1 - 25)	Average Annual	% of Total Cost/ Funding Need
Local Permittee Land Requirements			
Preservation Requirement	97,000 acres	3,880 acres	na
HANS Dedication	41,000 acres	1,640 acres	na
Local Permittee Acquisition	56,000 acres	2,240 acres	na
Local Permittee MSHCP Implementation Costs			
Land (1)	$733,600,000	$29,344,000	76.91%
Management & Monitoring	$190,200,000	$7,608,000	19.94%
RCA Staff	$30,000,000	$1,200,000	3.15%
Other Costs	na	na	na
Endowment	*not included*	*not included*	na
Total Costs	**$953,800,000**	**$38,152,000**	**100.0%**
Local Revenues			
Private Development Mitigation Fees	$539,600,000	$21,584,000	50.1%
Density Bonus Fees	$66,000,000	$2,640,000	6.1%
Regional Transportation Infra. (2)	$250,000,000	$10,000,000	23.2%
Local Roads (Measure A)	$121,000,000	$4,840,000 (3)	11.2%
Tipping Fees (4)	$100,000,000	$4,000,000	9.3%
Miscellaneous Revenues (5)	$0	$0	0.0%
Total Revenues	**$1,076,600,000**	**$43,064,000**	**100%**

(1) Average land value per acre assumed to be $13,100 per acre.
(2) Public contributions at specificed % of new road construction.
(3) $121 million to be provided over 10 years, so $12.1 million annually over that period.
(4) Includes $90 million from El Sobrante Landfill and $10 million from other County landfills.
(5) Other potential revenues, including public contributions from other public projects, tipping fees from Eagle Mountain Landfill, and potential new voter-approved regional funding were noted but not estimated.

Source: Chapter 8 of MSHCP; Economic & Planning Systems.

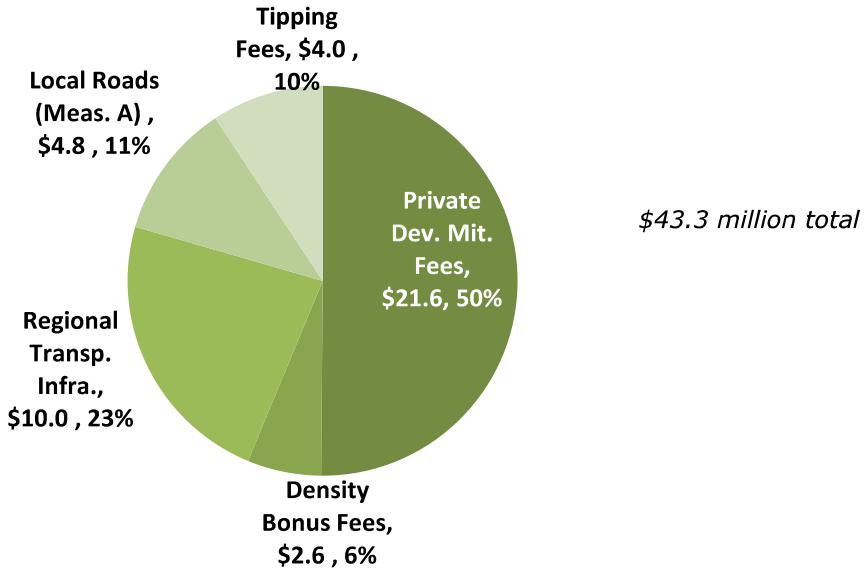
Figure 2 MSHCP Estimated Annual Costs in Millions, 2004 Dollars



As also shown in **Table 5**, MSHCP funding from local/regional sources was estimated to be about $1.0 billion in 2004 dollars through Year 25, sufficient to cover the implementation costs over this period. Key assumptions driving the funding estimates included:

- **Measure A.** Measure A (local sales tax transportation funding measure) would provide $121 million over 10 years in 2004-dollar terms.
- **Regional Transportation Funding.** Public contributions from regional transportation infrastructure projects would provide an average of $10 million each year or $250 million through Year 25.
- **Tipping Fees.** Landfill tipping fees would provide about $100 million in revenue over 25 years, about $4 million each year, primarily from the El Sobrante landfill.
- **Mitigation Fees.** Private development fees, including private development mitigation fees and density bonus fees, would generate over $600 million over the first 25 years, about $24 million annually.
- **Development Forecast and Participation.** The forecast of private development fees was based on a preliminary fee schedule and the forecast of 336,000 new residential units (13,440 units each year) and 371 acres each year of commercial and industrial development. All new development was assumed to pay the private development mitigation fee with a portion paying the density bonus fee.
- **Other Funding Options.** Potential additional funding might come through contributions from other local/regional public entities, other landfills, or new voter-approved funding initiatives.
- **Funding Distribution.** Overall, about 55 percent of the estimated funding was expected to be generated by private development fees, with 45 percent from other funding sources.

Figure 3 MSHCP Estimated Annual Revenues in Millions, 2004 Dollars



Development Mitigation Fees and Calculation

The MSHCP notes that "new development affects the environment directly through construction activity and cumulatively through population bases that result from Development." As a result, the cities and County are required to implement a Local Development Mitigation Fee that was expected to represent one of the primary sources of funding for the implementation of the MSHCP. The MSHCP indicates that the Local Development Mitigation Fee will be adopted under California Government Code Section 66000 et seq. (the "Mitigation Fee Act") that "allows cities and counties to charge new development for the costs of mitigating the impacts of new development."

The MSHCP identified preliminary estimates of Local Development Mitigation Fees and indicated that these mitigation fees were expected to generate the majority of funding for Local Permittee obligations. The MSHCP noted that, under the Mitigation Fee Act, "a nexus study is required to demonstrate that the proposed fee is proportionate to the impacts of new development." The Mitigation Fee Act also includes a number of reviewing and reporting requirements. The MSHCP also notes that the fee will need to be "reevaluated and revised should it be found to insufficiently cover mitigation of new development."

A nexus study entitled "Final Mitigation Fee Nexus Study Report for the Western Riverside County Multiple Species Habitat Conservation Plan" was completed on July 1, 2003 (2003/Original Nexus Study). This nexus study conducted a detailed analysis of the costs of implementing the Plan, identified the Local Permittee funding obligations, determined the portion to be funded through the Local Development Mitigation Fee, and made the necessary nexus findings under the Mitigation Fee Act. The MSHCP and 2003 Nexus Study both indicated that all new development in the Western Riverside County Plan Area affects covered species and habitat and so the Local Development Mitigation Fees would apply to all new development in participating jurisdictions in Western Riverside County.

Mitigation Fee Schedule and Adjustments

All local jurisdictions participating in the MSHCP and obtaining coverage for public and private take in their jurisdictions were required to adopt and implement this mitigation fee schedule through ordinance and resolution and then to pass through the fee funding (minus any additional administrative charges) to the RCA to fund MSHCP implementation. Indexed-increases based on the annual change in the Consumer Price Index for the Los Angeles-Anaheim-Riverside area were provided for in the ordinances to allow modest adjustments in mitigation fees to respond to inflationary cost increases. Due to the geographic revision implemented by the Bureau of Labor Statistics, going forward indexed-adjustments will be based on the annual change in the Consumer Price Index for the Riverside-San Bernardino-Ontario area.

Table 6 shows the original 2004 Local Development Mitigation Fee schedule and current 2021 Fee schedule that reflects periodic inflationary fee adjustments using the indexing process.

Table 6 2004 and 2021 MSHCP Fee Schedule

Fee Category	2004 Fee per unit or per acre	2021 Fee per unit or per acre
Residential: Up to 8.0 dwelling units per acre (DUAC)	$1,651	$2,234
Residential: 8.0-14.0 DUAC	$1,057	$1,430
Residential: 14.0+ DUAC	$859	$1,161
Commercial (per acre)	$5,620	$7,606
Industrial (per acre)	$5,620	$7,606

3. Habitat Protection to Date and Future Conservation Scenario

The RCA has achieved substantial levels of habitat protection to date using the funding sources established and the associated variable flows of incoming revenues. The level of habitat protection achieved, because of lower levels of funding and land dedication than expected, has however fallen behind the pace of protection forecast in the Original Nexus Study. This chapter summarizes the achieved protection to (1) establish both the scale of future acquisitions required to meet the overall Additional Reserve Land (ARL) goals, (2) consider the annual pace of habitat protection through acquisitions and dedications in absolute terms and relative to the original MSHCP forecasts, and (3) inform the development of the Conservation Scenario that forms the baseline (project description) for estimating future MSHCP implementation costs and associated funding requirements and updated mitigation fees.

Habitat Protection Accomplishments Through 2019

Between the start of the MSHCP program and the end of 2019, the most recent full calendar year, about 40 percent of the 153,000-acre ARL target has been achieved, totaling almost 62,000 acres in acquisitions, easements, or dedications (see **Table 7**).[17] As shown of the 97,000 acres in Local Permittee ARL obligation about 40,200 acres had been protected by the end of 2019. Of the 56,000 acres in State/Federal ARL obligation, about 21,600 acres have been protected to date.

Table 7 Conservation Through End of 2019

Party	Need	Conserved 2000-2003	Conserved 2004 - 2019	Total Conserved 2000 - 2019	Remaining Need 2020-2043
Local	97,000	4,531	35,681	40,212	56,788
State + Fed	56,000	12,408	9,200	21,608	34,392
Total	**153,000**	**16,939**	**44,881**	**61,820**	**91,180**

Sources: Western Riverside County Regional Conservation Authority MSHCP Annual Reports; RCA information on 2019 purchases; Economic & Planning Systems, Inc.

Conservation Goals and Progress

The MSHCP anticipated that acquisition would take place for 25 years, through the end of 2029, with 97,000 acres conserved through local means and 56,000 acres conserved with State/federal funding. To achieve this goal, an average of 6,120 acres of conservation is required each year,

[17] Note that while the MSHCP was adopted in 2004, certain conservation which took place between 2000 and 2003 was counted toward the MSHCP reserve.

including an average of 3,880 annually from local funding sources/dedications and 2,240 annually from State and federal conservation.

Figure 4 illustrates how steady progress would result in achievement of the ARL goals by 2029. **Figure 5** shows actual progress toward the goals, through 2019. More than 21,000 acres have been conserved through State/federal means, and over 40,000 acres have been conserved through local actions. These totals sum to about 40 percent of the total ARL goal of 153,000 acres. As shown in **Figure 5**, with 16 years of the 25-year acquisition period completed, the ARL acquisitions have fallen behind the pace forecast in the Original Nexus Study. Protection through the end of 2019 represents 63 percent of the original forecast (65 percent for Local obligations and 60 percent for State/federal obligations). For the Local Permittee obligations, as discussed further below, the lower level of land dedication relative to the original forecasts account for much of the habitat protection gap that has emerged over the last 16 years.

Figure 4 MSHCP Conservation Goals, 2019 and 2029 Goals Highlighted

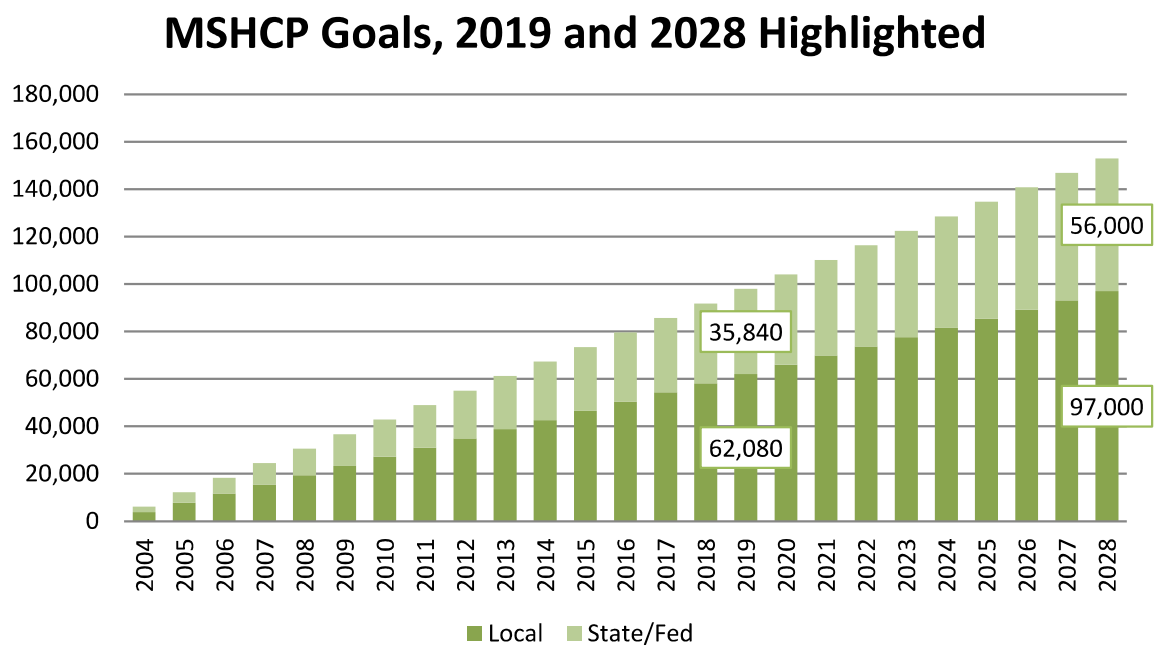
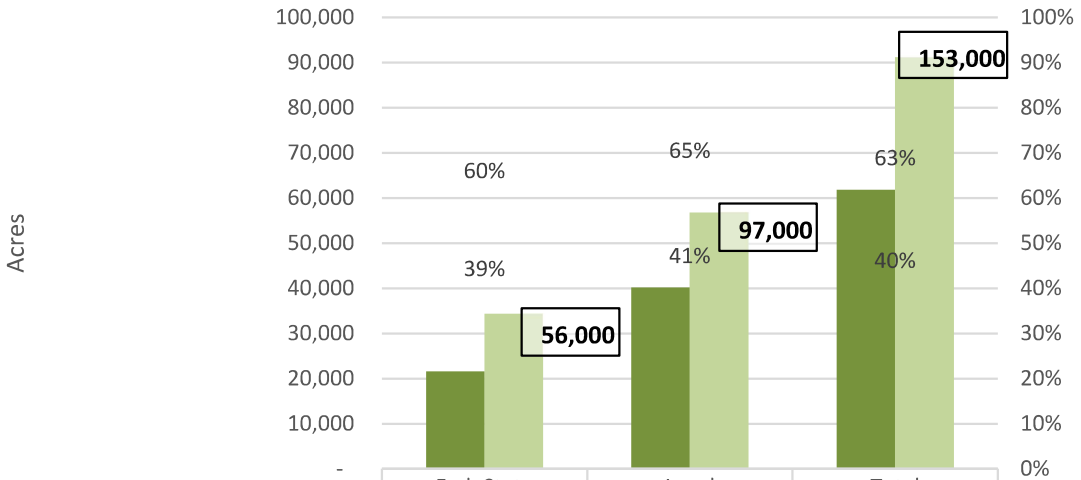


Figure 5 Progress Towards ARL Through End of 2019



	Fed+State	Local	Total
Acqu. through 2019	21,608	40,212	61,820
Remaining Need	34,392	56,788	91,180
% of 2019 Expected Goal Achieved	60%	65%	63%
% of Total Goal Achieved	39%	41%	40%

Sources: Western Riverside County Regional Conservation Authority; Economic & Planning Systems, Inc.

Land Dedications

The MSHCP envisioned a conservation program where land and easements would be purchased by the RCA and land would be dedicated to the RCA through the development process.[18] In addition, the potential for no-cost and low-cost donations for tax benefit purposes was also created. The MSHCP did not assume donations or conservation easement acquisitions as part of its financial analysis (this is appropriate given the limited number of such transactions). The MSHCP did, however, anticipate that 41,000 acres would be conserved through dedications, 56,000 acres through purchases on behalf of local permittees, and 56,000 acres through purchases conducted by or funded by federal and State agencies/sources for a total of 153,000 acres.

For the local portion of the goal (97,000 acres), this translates into about 42 percent of the goal conserved via dedications associated with the development review process—called Habitat Evaluation and Acquisition Negotiation Strategy (HANS)—and the other 58 percent purchased by the RCA from willing sellers. The level of dedication is a key assumption for the MSHCP implementation cost estimate as each acre dedicated through HANS is one fewer acre which must be conserved through land acquisitions at market values.

The HANS process was established to apply to developments proposed within the Criteria Cells of the MSHCP Study Area. The Criteria Cells represent areas with high conservation values relative to the areas outside of the Criteria Cells. The HANS process was designed to indicate what conservation (dedication) may be needed from new development from a biological needs

[18] This process is known as the Habitat Evaluation and Acquisition Negotiation Strategy (HANS).

perspective. Subsequent to that technical analysis, applicants could then proceed to the Joint Project Review (JPR) process during which the parties negotiate an implementation plan for the project, consistent with the HANS findings. The applicants would also pay mitigation fees on the actual development. To date, a modest amount of land (less than 1,000 acres) has been conserved via the HANS/JPR method compared to the 26,000 acres that was forecast to have occurred by this point in the MSHCP implementation.

While very little land has been dedicated to the RCA through HANS/JPR, several projects went through the HANS/JPR process and have agreements in place for dedication/conservation of lands, but the start date (if any) for these projects is unknown (i.e., may be far in the future). These projects cover about 35,000 acres in the Criteria Cells and, under the JPR agreements, have set aside about 30 percent of that total or about 10,000 acres for conservation/dedication.

The adoption of Resolution No. 2016-003 in September 2016 revised the RCA's fee credit and waiver policy. This resolution indicated that MSHCP fee credit should be provided in exchange for land that contributes to reserve assembly. As a result, after the adoption of this resolution, new development is not be expected to pay mitigation fees and dedicate land in the manner originally envisioned in the MSHCP limiting the likelihood of the types of dedications envisioned in the Original Nexus Study.

Future Conservation Scenario

This updated financial analysis, nexus study, and mitigation fees estimate require a base description of the additional habitat protection required. In subsequent chapters, cost estimates are developed in reference to, and in application to, this conservation scenario to develop the overall implementation costs and the associated funding required, both in aggregate and through time during the land acquisition period of the program. Four questions are of particular importance:

1. **Remaining Habitat Protection.** The amount of habitat protection required to meet the MSHCP requirements.

2. **Dedications.** The amount of land dedication assumed to occur through the HANS/JPR process over the habitat protection period and the associated amount of habitat that must be acquired.

3. **Time Frame.** The period over which habitat protection goals must be met.

4. **Land Characteristics.** The characteristics of the land to be protected to meet MSHCP requirements (e.g., goals by Area Plan, habitat cores and linkages etc., land use designations and parcel sizes).

The answers to question 1 are provided in the data above (see **Table 7**). The answer to question 4 is provided in the subsequent chapter on land costs, with illustrative answers coming from RCA data and GIS analysis. The answer to question 2 is addressed below and is based on information on accomplishments to date (described above), discussions with RCA staff, the current Fee Waiver and Credit Policy, and an assessment of realistic opportunities and expectations. Finally, question 3 raises the issue of whether an extension to the MSHCP land acquisition implementation period should be provided. As described below, three different

extension scenarios (5-, 10-, and 15-year extension scenarios) are evaluated, as well as the baseline, "No Extension Scenario," to indicate the outcomes under different scenarios.

Habitat Protection, Land Dedication, and Conservation Scenarios

As shown in **Table 8**, there is a total of about 91,200 acres of land protection still required to complete the land protection obligations under the MSHCP and to bring the Additional Reserve Lands to 153,000 acres. Of this, the State/federal requirements is for about 34,400 acres, while the Local Permittee requirement is for about 56,800 acres.

The experience of the last 16 years indicates that the MSHCP was overly optimistic in terms of land dedications, assuming that 41,000 acres would be dedicated to the RCA. As noted above, about 10,000 acres of potential future land dedication is associated with a range of previously proposed projects. Based on historical information on actual, dedications agreements on proposed projects, current RCA policy, and consultations with RCA staff, minimal additional dedication is expected or assumed. This analysis, therefore, assumes that the prior agreement concerning dedications, summing to about 10,000 acres, will be secured over the next eight years and prior to the end of the current habitat protection period. Even if the implementation period were extended, no extra land dedication is forecast to occur.

As a result, and as shown in **Table 8**, a total of about 46,800 acres of Additional Reserve Land acquisition is required by Local Permittees for MSHCP implementation once the forecast of dedications is incorporated. As shown in **Table 8**, the required average annual pace of habitat protection varies considerably under the different acquisition period extension scenarios, as described below: [19]

- **Baseline/No Extension Scenario.** As currently structured, RCA is required to complete land acquisition by the end of Year 25 of Plan implementation in 2029. This provides nine (9) years to protect the 47,000 acres through direct land acquisition (distinct from the assumed dedications), an average annual acquisition pace of about 5,200 acres each year.
- **5-Year Extension.** With a 5-year extension to the acquisition period, the RCA would be required to complete land acquisitions by the end of Year 30 of Plan implementation in 2034. This provides fourteen (14) years to protect the 47,000 acres through direct land acquisition (distinct from the assumed dedications), an average annual acquisition pace of about 3,300 acres each year.
- **10-Year Extension.** With a 10-year extension to the acquisition period, the RCA would be required to complete land acquisitions by the end of Year 35 of Plan implementation in 2039. This provides nineteen (19) years to protect the 47,000 acres through direct land acquisition (distinct from the assumed dedications), an average annual acquisition pace of about 2,500 acres each year.

[19] As a point of reference, the historical pace of Local Permittee-driven habitat protection has been somewhat above 2,000 acres each year with availability of funding being an important determinant of the pace of acquisition. The pace of State/federal-driven acquisition has averaged about 1,000 acres each year.

- **15-Year Extension.** With a 15-year extension to the acquisition period, the RCA would be required to complete land acquisitions by the end of Year 40 of Plan implementation in 2044. This provides twenty-four (24) years to protect the 47,000 acres through direct land acquisition (distinct from the assumed dedications), an average annual acquisition pace of about 2,000 acres each year.

Table 8 Required Acquisition Acres to Achieve ARL Goals

Entity/Item	Through 2019	2020-End of Acquisition Period	Years Remaining	Annual Conservation Acres Required	Total Acres
NO EXTENSION					
State/Federal	21,608	34,392	9	3,821	56,000
Local					
HANS Dedication (1)	715	10,000	9	1,111	10,715
Net Local Acquisition	39,497	46,788	9	5,199	86,285
Total Local Conservation	40,212	56,788	9	6,310	97,000
State/Federal + Local = ARL Goal	**61,820**	**91,180**	**9**	**10,131**	**153,000**
5 YEAR EXTENSION					
State/Federal			14	2,457	56,000
Local					
HANS Dedication	*See above*		14	714	10,715
Net Local Acquisition			14	3,342	86,285
Total Local Conservation			14	4,056	97,000
State/Federal + Local = ARL Goal			**14**	**6,513**	**153,000**
10 YEAR EXTENSION					
State/Federal			19	1,810	56,000
Local					
HANS Dedication	*See above*		19	526	10,715
Net Local Acquisition			19	2,463	86,285
Total Local Conservation			19	2,989	97,000
State/Federal + Local = ARL Goal			**19**	**4,799**	**153,000**
15 YEAR EXTENSION					
State/Federal			24	1,433	56,000
Local					
HANS Dedication	*See above*		24	417	10,715
Net Local Acquisition			24	1,950	86,285
Total Local Conservation			24	2,366	97,000
State/Federal + Local = ARL Goal			**24**	**3,799**	**153,000**
20 YEAR EXTENSION					
State/Federal			29	1,186	56,000
Local					
HANS Dedication	*See above*		29	345	10,715
Net Local Acquisition			29	1,613	86,285
Total Local Conservation			29	1,958	97,000
State/Federal + Local = ARL Goal			**29**	**3,144**	**153,000**

1. About 10,000 acres of potential future land dedication is associated with a range of previously proposed projects. Based on historical information on actual, dedications agreements on proposed projects, current RCA policy, and consultations with RCA staff, minimal additional dedication is expected or assumed beyond these agreements. This analysis, therefore, assumes that the prior agreements concerning dedications will occur with future dedications summing to about 10,000 acres. The precise timing of these dedications is uncertain, but are assumed to occur over the next eight years. Average annual numbers in this table are shown distributed across the full remaining acquisition period of each extension scenario.

Shading indicates acreage to be acquired with fee revenue.

Sources: Western Riverside County Regional Conservation Authority; and Economic & Planning Systems, Inc.

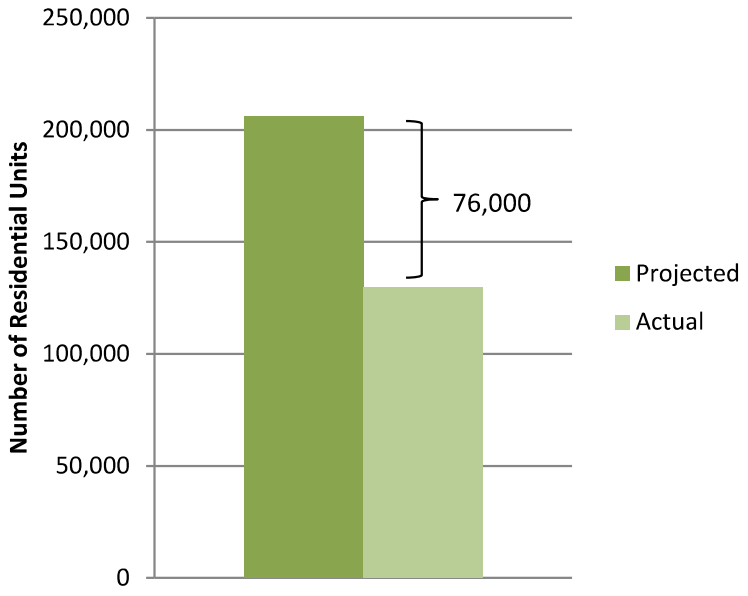
4. FORECASTS OF DEVELOPMENT, DEDICATION, FEE PAYMENT

Future development within Western Riverside County will both reduce land available for conservation while also serving as a primary funding mechanism for habitat acquisitions. This chapter identifies forecasts of future growth in Western Riverside County and develops an associated forecast of land development that is a key component of the fee calculation.

Historic Development and HCP Fees

The MSHCP anticipated that 13,000 to 14,000 residential units and about 370 commercial and industrial acres would be developed on average annually. Specifically, between 2005 and 2019, 206,000 residential units were expected in the Plan Area. A review of new units in the Plan Area indicates about 130,000 units were developed over the period (see **Figure 6**), about 37 percent below the forecast.[20] While the substantial volatility in the real estate market over the period (including the housing boom, deep recession, and modest recovery) may explain some of this difference, the slower pace of development means that fee revenues have been similarly constrained relative to the original revenue projections.

Figure 6 Residential Unit Development, Western Riverside County, 2005-2019



Source: California Department of Finance; MSHCP Projections

[20] Actual units developed have been derived from the California Department of Finance (DOF), Demographics Unit information through January 1, 2019. Note that the DOF reports data by city and for the entire Riverside County unincorporated area. Western Riverside's portion of the total unincorporated area has been derived based on the area's historic share of unincorporated County, taking into account the incorporations of new cities that occurred in Western Riverside County since MSHCP Plan adoption (Eastvale, Jurupa Valley, Menifee, and Wildomar).

Growth Projections

SCAG Forecasts in Context

The Southern California Association of Governments (SCAG) is a Metropolitan Planning Organization (MPO)[21] representing six counties, 191 cities and more than 18 million residents. MPOs, such as SCAG are charged under California Senate Bill 375 with developing Sustainable Community Strategies (SCSs) as part of regional transportation plans. SCAG's SCS includes population, household, and job projections through 2040 by city and unincorporated area. SCAG consults with local governments within the region, including the Western Riverside Council of Governments (WRCOG) which represents Western Riverside County, to develop the projections. SCAG adopted the 2012-2040 Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS) in 2016. The 2016 RTP/SCS forms the basis of the SCAG projections; EPS extrapolated an annual growth rate from the SCAG projections and, assuming consistent development trends through 2050, applied the rate in order to estimate development projections through 2050.

SCAG forecasts for the future, on an annualized basis, were compared with the MSHCP's original forecast along with historical information (when available) as described further below:

- **Residential Development Forecast. Figure 7** shows, for Western Riverside County, the annual residential unit count for SCAG projections through 2050, MSHCP projections through 2029, and residential units produced in Western Riverside County between 2005 and 2019. As shown, the SCAG projections suggest about 8,750 units each. This is similar to the average annual historic pace of growth between 2005 and 2019 of about 9,260 units, but well below the original MSHCP projections of about 13,400 units each year. Based on the similarity between the historical average and the SCAG forecast, the SCAG forecast is considered a reasonable basis for determining the future pace of residential development and associated residential land development (based on assumed densities of development).

- **Commercial Development Forecast.** The SCAG jobs forecast of about 15,000 jobs each year was converted into an annual gross amount of commercial/industrial development using the employment density and FAR assumptions used in the most recent Transportation Uniform Mitigation Fee (TUMF) update documents. As shown in **Figure 8**, this results in a forecast of about 690 acres of commercial/industrial land development each year (representing an overall average of about 21 jobs per acre of development), considerably above the original MSHCP projections of about 370 acres each year. The higher SCAG number, however, appears reasonable given recent and ongoing trends in Western Riverside County where substantial amounts of new logistics/distribution development have occurred covering substantial land areas and, as such, is considered reasonable as the basis of the future forecast of commercial/industrial land development.

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[21] Federal law requires that an urbanized area with a population of at least 50,000 be guided by a regional entity known as an MPO. California's Senate Bill 375 expands the role of the State's 18 MPOs to include regional plans that help the State reach its greenhouse gas reduction targets by encouraging compact development and new development near public transit.

Figure 7 New Housing Units per Year, SCAG and MSHCP Projections and Historic Production (2005-2019)

SCAG (2012-2040) and MSHCP Projections (2004-2029) and Historic Production (2005-2019)

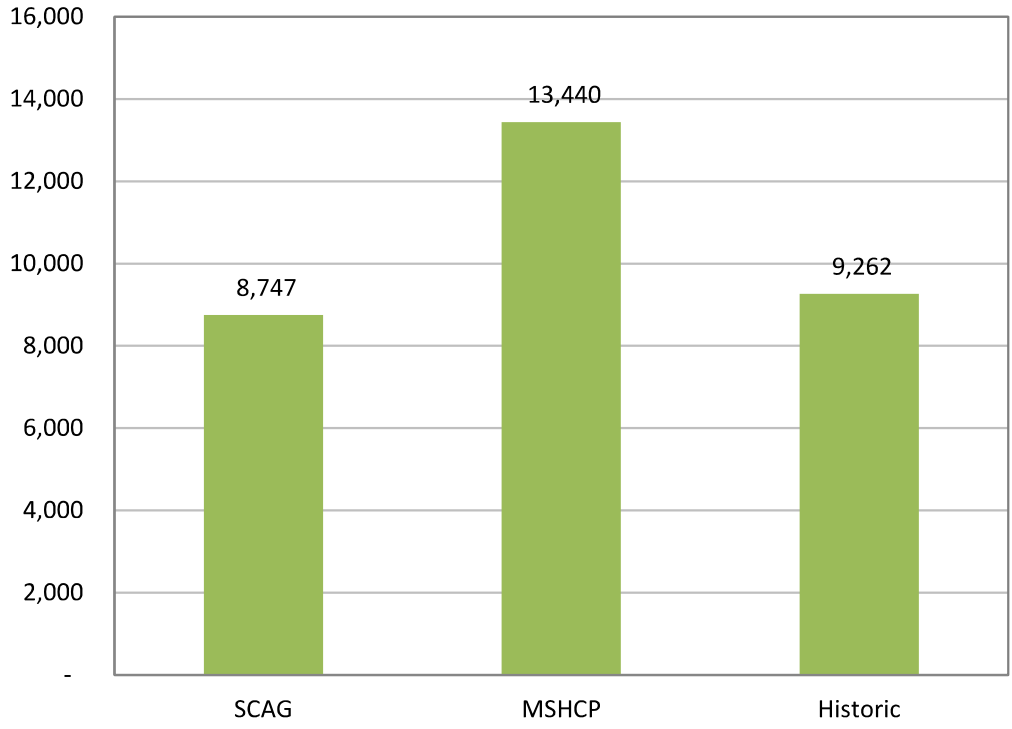
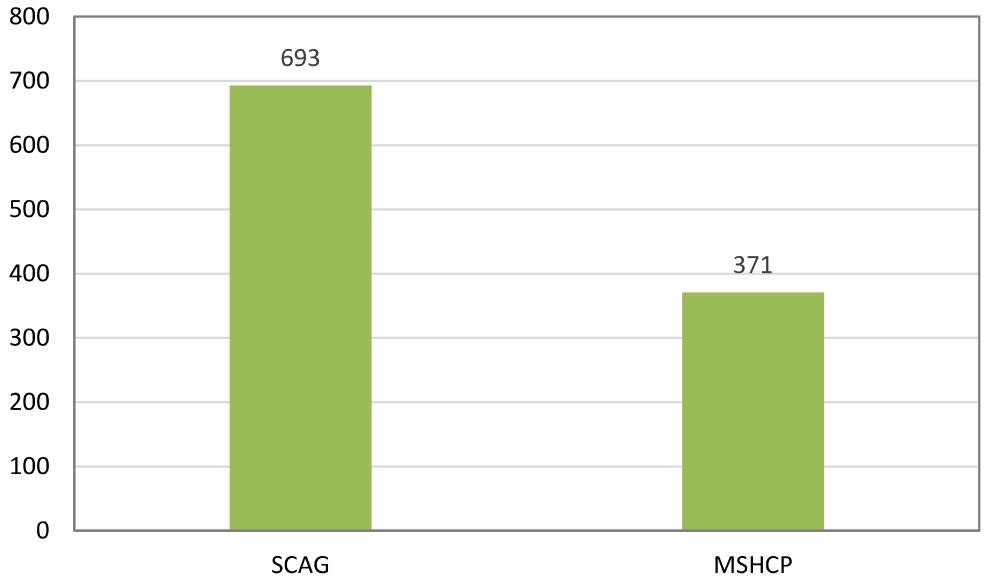


Figure 8 Newly Developed Commercial Acres per Year

SCAG (2012-2040) and MSHCP Projections



Note: SCAG job projections converted into acres by EPS

Forecasts for Fee Calculation

For this fee program update, the SCAG projections are considered a reasonable basis for forecasting future land development. Because all new development is expected to pay the mitigation fee, all of the forecasted household and job growth is converted into a land development forecast that is, in turn, used to calculate the mitigation fees. **Table 9** shows SCAG's overall projections for households and employment in Western Riverside County between 2012 and 2050, and **Table 10** shows the implied average annual land development rates, and, in turn, the overall level of residential and commercial/industrial land development that would be expected to occur through the end of the land acquisition period for each of the extension scenarios.[22] As shown, all scenarios assume an overall average annual land development of 2,252 acres each year, including 693 acres in commercial/industrial land development and 1,558 acres in annual residential land development.[23]

- **Baseline/No Extension Scenario.** Under the no extension scenario, a total of 20,265 acres of land development is expected to occur during the remaining Plan implementation period of nine (9) years and would pay the mitigation fees.
- **5-Year Extension.** Under the 5-year extension to the acquisition period, a total of 31,523 acres of land development is expected to occur during the remaining Plan implementation period of 14 years and would pay the mitigation fees.
- **10-Year Extension.** Under the 10-year extension to the acquisition period, a total of 42,782 acres of land development is expected to occur during the remaining Plan implementation period of 19 years and would pay the mitigation fees.
- **15-Year Extension.** Under the 15-year extension to the acquisition period, a total of 54,040 acres of land development is expected to occur during the remaining Plan implementation period of 24 years and would pay the mitigation fees.

[22] Under the MSHCP, all new development is required to pay the mitigation fee and contribute to funding the implementation of the MSHCP except where specifically exempted in the Ordinance.

[23] The 1,558 acres of residential land development was derived based on the forecasted 8,747 residential units each year and assumptions concerning distribution by density category and an average density level. More specifically, consistent with the recent TUMF analysis assumptions, 70 percent of new residential units are assumed to be in the low density category (less than 8 units per acre) with an average of 4.5 units/acre, 20 percent are assumed to be the medium density category (8 to 16 units per acre) with an average of 10.8 units/acre, and 10 percent are assumed to be the high density category (over 16 units per acre) with an average of 24.4 units/acre. The unit per acre factors are consistent with those indicated in the Original Nexus Study. The overall implied average residential density is 5.6 units/gross acre.

Table 9 Projected Growth in Western Riverside County, through 2050

SCAG	Western Riverside MSHCP Plan Area	
	Households	Employment
2012	530,970	463,833
2040 Projection	775,882	869,792
2050 Projection (1)	863,350	1,014,777
New Households/Jobs Expected by 2050	332,380	550,944
Average Annual	8,747	14,499

(1) SCAG projections forecast growth through 2040. EPS assumes the annual growth rate from 2012 to 2040 remains constant through 2050 and applies the rate to an additional 10 years in order to project growth through 2050.

Sources: Southern California Association of Governments; Economic & Planning Systems, Inc.

Table 10 Projected Developed Acres in Western Riverside County, by Extension Scenario

SCAG	Western Riverside MSHCP Plan Area		
	Residential	Non Residential	Total
No Extension			
Proportionate Share 2020-2028[1]	78,722 Households	130,487 Jobs	
New Development to Acres[2]			
Acres of New Development Through 2028	14,026 Acres	6,239 Acres	**20,265 Acres**
Acres per Year	1,558 Acres	693 Acres	**2,252 Acres**
5 Year Extension			
Proportionate Share 2020-2034[1]	122,456 Households	202,979 Jobs	
New Development to Acres[2]			
Acres of New Development Through 2034	21,818 Acres	9,705 Acres	**31,523 Acres**
Acres per Year	1,558 Acres	693 Acres	**2,252 Acres**
10 Year Extension			
Proportionate Share 2020-2038[1]	166,190 Households	275,472 Jobs	
New Development to Acres[2]			
Acres of New Development Through 2038	29,611 Acres	13,171 Acres	**42,782 Acres**
Acres per Year	1,558 Acres	693 Acres	**2,252 Acres**
15 Year Extension			
Proportionate Share 2020-2043[1]	209,924 Households	347,965 Jobs	
New Development to Acres[2]			
Acres of New Development Through 2043	37,403 Acres	16,637 Acres	**54,040 Acres**
Acres per Year	1,558 Acres	693 Acres	**2,252 Acres**

(1) SCAG forecasts from the 2016 Report have been used for all cities in Western Riverside County. The projections for the entire unincorporated area in Riverside have been split into just the Western part of the County through a review of WRCOG's recent proportion of unincorporated growth, compared to the whole County.

(2) Conversion from household projections to residential acres of developed land is based on expected development mix and average residential density by land use type, with an average residential density of 5.6 DUAC. Similarly, conversion from job projections to nonresidential acres of developed land is based on distribution of jobs by workspace type and average employment density by land use type, with an average nonresidential density of 21 jobs per land acre. Residential density assumptions are based on data from the Census and California Department of Finance; Employment density assumptions are based on SCAG data.

Sources: California Department of Finance; US Census Bureau; Southern California Association of Governments; Economic & Planning Systems, Inc.

5. MSHCP IMPLEMENTATION COSTS

This chapter describes the analysis and assumptions that underpin the estimation of the total remaining MSHCP implementation costs in 2019 dollars. Key cost factors evaluated include land costs, management and monitoring costs, administration and professional services costs, and endowment costs. Together these cost components form the total MSHCP implementation costs. Because the duration allowed for land acquisition and endowment establishment affect several of these cost items, distinct total implementation cost estimates are provided for all scenarios (i.e., Baseline/ No Extension and the three extension scenarios).

Land Costs

Planning-level estimates of the per acre values associated with potential Additional Reserve Land (ARL) acquisitions are a critical input into the estimation of total land acquisition costs associated with Plan implementation. Land acquisition costs represented the majority of the original estimates of MSHCP implementation costs. This chapter provides planning-level estimates of per acre land conservation costs in 2019-dollar terms based on available information. In combination with assumptions concerning the characteristics of the Additional Reserve Lands to be acquired and potential levels of dedication, the per acre land value estimates drive the estimate of overall land acquisition costs.

Actual per acre habitat conservation costs may vary from the average planning-level estimates presented in this chapter for a number of reasons, including differences in the specific characteristics of the actual parcels acquired as well as fluctuations in economic, real estate, and land market conditions over time. Individual transactions will require appraisals to establish their value at the time of acquisition based on parcel characteristics and pertinent market conditions at the time of appraisal. Over time, per acre and overall cost estimates typically change for a number of reasons as discussed further in **Chapter 9**.

MSHCP/Original Nexus Study

The initial adoption of the mitigation fees was based on a nexus study completed in July 2003 that included a land valuation analysis that was completed in December 2002. The land valuation analysis assumed the acquisition of vacant and unentitled lands in the Criteria Cells. The land value analysis provided planning-level estimates of per acre land values by grouped land use designation and by Area Plan. Planning-level land value estimates were based on sales comparables. The land value estimates indicated per acre land values that were primarily driven by differentiation in land use category. The land use designation categories represent groupings of the broad number of land use designations present in the Study Area. **Table 11** summarizes the per-acre land value ranges and resulting averages. Based on this analysis, an overall weighted average of $13,100 per acre was applied in the MSHCP financial sections in the Original Nexus Study.

Table 11 Per-Acre Land Value Estimates—2003 Dollars (2003 Nexus Study)

Land Use Designation	Value Range	Resulting Average *
Open Space	$2,500 to $10,000 per acre	$ 8,000 per acre
Rural/Agricultural	$5,000 to $25,000 per acre	$11,000 per acre
Community Development	$20,000 to $80,000 per acre	$45,000 per acre
Overall (1)	**$2,500 to $80,000 per acre**	**Varied (1)**

** Per acre values rounded to the nearest 1,000.*
(1) Reported overall average land value per acre depends on mix of land types. Number varies by documents, though $13,100 per acre was overall value applied in the MSHCP financing sections.

Source: Original 2003 Nexus Study

RCA Experience to Date

Table 12 summarizes average RCA land acquisition costs to date. Including land purchased shortly before the MSHCP was adopted through the end of 2018, costs for Local Permittee land acquisitions summed to $352.5 million in nominal dollar terms, an average of $9,400 per acre. However, for the year 2018, about 2,100 acres were acquired at the higher average per acre cost of $13,200 per acre.

Table 12 Local Conservation Costs Through 2018

Item	Pre-MSHCP through 2018	2018
Total Acres Acquired (1)	37,547	2,066
Total Cost (millions)	$352.5	$27.4
Cost per Acre (Nominal $s)	$9,400	$13,200

(1) Includes all acres purchased; does not include acres conserved via easement.

Sources: Western Riverside County Regional Conservation Authority MSHCP Annual Report 2018; Economic & Planning Systems, Inc.

To date, the overall historical level of per acre land acquisition expenditures is well below the original 2004 per acre land value estimates. The cost of RCA acquisitions during this timeframe were kept relatively low by concentrating more on lower cost parcels (larger parcels in remote areas with limited development potential). In 2018, as in the future, the average cost per acre is expected to be higher than this historical average due to the characteristics of land still needing to be acquired.

New Land Value Analysis and Conclusions

New 2019 per acre land value estimates were developed based on recent historical transactions as reported in the sales comparables sections of appraisals conducted for RCA acquisitions. This data set provided a substantial inventory of over 150 land sales between 2012 and 2017 that supported conclusions concerning per acre land values by key land value characteristic.

Similar to the Original Nexus Study, land values were determined to be substantially affected by land use designation and by parcel size. Land values were developed for twelve different value categories based on combinations of three land use designations and four different size ranges.

Based on the land valuation data and detailed GIS analysis by RCA staff, parcels were divided into three groups of development potential based on their land use designation:[24]

- **Open Space.** Low development potential land use designations included open space, rural mountainous, and rural residential.
- **Rural.** Medium development potential land use designations include agriculture and rural communities land use designations.
- **Community Development.** High development potential land use designations include all community development designations, including residential, non-residential, and other community development designations.

In addition to these three land use designation groupings reflecting different levels of development potential, parcels were also divided by parcel size. The land value information indicated a per acre value distinction between the following parcels sizes:

- Parcels less than 5 acres.
- Parcels between 5 and 20 acres.
- Parcels between 20 and 80 acers.
- Parcels over 80 acres.

Based on the analysis of the sales comparables, **Table 13** shows the planning level per acre land value by land use designation grouping/size range in 2017 dollars.

Table 13 Planning Level Per Acre Land Value Estimates by Category

Land Use Designation	Per Acre Land Value ($ / Acre)[1]			
	Less than 5 Acres	5 - 19.99 Acres	20 - 79.99 Acres	80 + Acres
Open Space	$11,761	$5,091	$3,949	$1,866
Rural	$33,363	$11,553	$8,337	$5,531
Community Development	$177,414	$76,050	$72,369	$24,335

1. Most land sale comparables used for pricing are from 2013 to 2017 and were converted to 2017 dollars using BLS CPI adjustments for the Los Angeles-Riverside-Orange County area.

Sources: Economic & Planning Systems, Inc.

[24] RCA staff developed a consistent set of land use designation categories across different jurisdictions in the Study Area for the purposes of this study. These formed the basis of the development potential categories.

The average land value per acre for future RCA acquisitions is dependent on the different land values per acre as well as the expected distribution of future acquisitions. The actual land to be acquired is uncertain and is dependent on the availability of land through willing sellers. However, based on the conservation needs by Area Plan, the suitable land available for protection, as well as the specific linkages that must be created between the core reserve areas, RCA staff provided sufficient information for EPS to develop a general expression of parcels by characteristic to support the land value analysis. An illustration of the expected distribution of acres by land use designation and size range is provided in **Table 14**.

Table 14 Illustrative Distribution of Land Acquisitions by Land Use and Size

Land Use Designation	Conservation Scenario (Acres) (1)				*Total*
	Less than 5 Acres	5 - 19.99 Acres	20 - 79.99 Acres	80 + Acres	
Open Space	535	1,531	3,626	4,654	10,346
Rural	1,901	17,241	26,802	29,428	75,371
Community Development	638	1,707	3,613	4,384	10,342
Total Purchases by Acreage	**3,074**	**20,479**	**34,041**	**38,466**	**96,059**

1. Conservation scenario analysis was conducted in 2017 so overall acres acquired more than those required as of end of 2019.

Sources: RCA; Economic & Planning Systems, Inc.

Applying the per acre land values in **Table 13** to the illustrative land conservation distribution in **Table 14** provides an estimate of the aggregate land value, supporting the estimate of the average planning level land value per acre in 2017-dollar terms (see **Table 15**).

Table 15 Aggregate Land Value of Remaining Areas (2017 dollars)

Land Use Designation	Land Comparables by Acres				*Total*
	Less than 5 Acres	5 - 19.99 Acres	20 - 79.99 Acres	80 + Acres	
Open Space	$6,292,633	$7,795,633	$14,319,467	$8,682,942	*$37,090,674*
Rural	$63,411,345	$199,183,566	$223,437,526	$162,777,034	*$648,809,470*
Community Development	$113,198,910	$129,817,405	$261,456,200	$106,682,740	$611,155,254
Total Cost of Purchases	**$182,902,887**	**$336,796,603**	**$499,213,192**	**$278,142,716**	***$1,297,055,399***
% of Total	**14%**	**26%**	**38%**	**21%**	***100%***

1. This table is the average land value per acre multiplied by the Conservation Scenario. See **Table E-1** and **E-2**.

Sources: RCA; Economic & Planning Systems, Inc.

As shown in **Table 15**, the aggregate land value of the approximately 96,000 acres remaining to be protected as part of the MSHCP as of 2017 is estimated at about $1.3 billion in 2017 dollars. This represents an average land value of about $13,500 per acre. To convert this land value into 2019 dollars terms (similar to the rest of the analysis), EPS indexed the value to about $14,300 per acre in 2019-dollar terms.[25]

Other Costs—Administration, Management, and Monitoring

Program administration, reserve management, and reserve monitoring are required functions that require annual funding. The forecasts for each of these cost categories are described below.

Administration and Professional Service Costs

The Western Riverside County Regional Conservation Authority is responsible for implementing the MSHCP. Since 2004, RCA staff members have directed the acquisition, management, and monitoring of the local portion of the Additional Reserve Land (ARL) required by the MSHCP, monitored State and federal Public/Quasi-Public lands and the State and federal portions of the ARL, and undertook all of the administrative tasks associated with maintaining the permit.

Costs categorized in this fee study under MSHCP administration include all RCA staff costs and other costs like building rents and average expenditures on non-acquisition related professional services that are not anticipated to vary as the size of the ARL increases. The forecast for the acquisition period assumes that these costs will remain at approximately $4.2 million in constant 2019 dollars, increasing with inflation but not increasing as the size of the ARL grows (see **Table 16**). This includes salaries and benefits of about $2.3 million annually and about $1.5 million in professional services, supplies, and other costs.

[25] Two years of inflation (2017 – 2019) based on by BLS CPI adjustment for Riverside-San Bernardino-Ontario Metro Area.

Table 16 Administrative and Professional Services Costs

Expenditures	RCA FY16/17- 18/19 3-Year Average of Actuals	CPI Adjusted to 2019$[1]
Total Salaries and Employee Benefits	**$2,219,261**	**$2,288,495**
Professional Services and Supplies		
Environmental		
Legal	$394,320	$406,621
Auditing, Accounting & Financial Services	$101,717	$104,891
GIS Services	$10,000	$10,312
Personnel Services	$13,920	$14,354
Real Estate Services	$653,774	$674,169
Other Services	$247,979	$255,715
Subtotal	**$1,421,710**	**$1,466,062**
Other Charges	$388,145	$400,254
Total	**$4,029,116**	**$4,154,811**

(1) Three year average CPI-adjusted by one year, the average of the annual CPI adjustments for the three years.

Sources: Western Riverside County Regional Conservation Authority; Bureau of Labor Statistics;

Management and Monitoring

Reserve Management

The MSHCP describes reserve management activities focused on maintaining and improving habitat conditions and ecosystem functions including habitat and landscape-based activities and species-specific activities. For the purposes of this analysis, the average per acre cost estimate for Reserve Management as reported in the RCA actual spending for FY 2018-19 has been used to inform cost projections through the full acquisition period. Because RCA staff and relevant contractors have indicated that the current spending on staff capacity is not adequate to accomplish necessary management with existing land holdings, additional staffing and associated expenditures have been added to the current reserve management expenditures. Specifically, three new full time equivalent (FTE) positions are added to the current 2019 spending for reserve management. Overall, the 2019 per acre reserve management cost of $25.39 per acre was adjusted to $32.70 per acre (2019 dollars) to account for three new mid-level park ranger FTEs. While as of the end of 2019 about 40,200 acres were under management, ultimately, reserve management activities will cover the entire 97,000 acres to be acquired by the RCA.

Biological Monitoring

The purpose of biological monitoring is to provide Reserve Managers with information and data upon which reserve management decisions will be made. According to the MSHCP, the monitoring program must provide "sufficient, scientifically reliable data for Reserve Managers to assess the MSHCP's effectiveness at meeting resource objectives and achieving or maintaining a

healthy MSHCP Conservation Area in perpetuity." Unlike the RCA's reserve management activities which are limited to local ARL acres, the RCA will ultimately be responsible for monitoring all 500,000 acres of the reserve lands mandated under the MSHCP. The acreage currently being monitored totals roughly 408,000 acres. For the purposes of this analysis, the $1.1 million annual cost estimate based on FY 2018-19 actual spending was used to inform cost projections through the full acquisition period. Because current staff capacity is not adequate to accomplish necessary biological monitoring with existing land holdings, to address the additional land acquisitions, two new full time equivalent (FTE) positions are added to the current 2019 spending for reserve monitoring. The 2019 per acre reserve monitoring cost of $2.67 was adjusted to $3.01 (2019 dollars) to account for two new entry-level biologist FTEs. (see **Table 17**). This constant dollar per acre cost was assumed to apply throughout the period of implementation.

Reserve Management and Biological Monitoring Costs

Table 17 summarizes estimated per acre costs for reserve management and monitoring in 2019 dollars. Applying these per acre costs (in 2019 dollars) to current acreage under management and monitoring projects results in annual costs of $1.32 million and $1.23 million, respectively. The annual reserve management and biological monitoring costs increase as new acquisitions occur.

Table 17 Management and Monitoring Anticipated Costs in 2004 and 2019 Dollars

Item	Actual FY 2019 Spending
Reserve Management[1]	
Acres under Management	40,212
Existing Reserve Management Expenses	$1,021,000
Additional Staff Capacity Required[3]	$294,000
Total Reserve Management Expenses	$1,315,000
$/Acre	$32.70
$/Acre without additional staff capacity	$25.39
Biological Monitoring[2]	
Acres being Monitored	408,820
Existing Biological Monitoring Expenses	$1,092,000
Additional Staff Capacity Required[3]	$140,000
Total Biological Monitoring Expenses	$1,232,000
$/Acre	$3.01
$/Acre without additional staff capacity	$2.67

1. Reserve Management costs include Parks & Open Space contract fees, maintenance of motor vehicles, and HOA dues.
2. Biological Monitoring costs include SAWA contract fees, office and computer supplies, training, private mileage reimbursement, building rent, and rental vehicles/fuel.
3. Current staff capacity is not sufficient to accomplish necessary management and monitoring. An Expanded staff capacity scenario envisions adding 3 FTE mid-level park rangers to Reserve Management and 2 FTE entry-level biologists to Reserve Monitoring, with salaries and benfits of $98,000 and $70,000

Sources: Western Riverside County Regional Conservation Authority; and Economic & Planning Systems, Inc.

Endowment Funding

The overall permit period was set at 75 years, ending in 2079. To cover ongoing management and monitoring costs beyond the duration when mitigation fees will be collected, the establishment of a non-depleting endowment is required. In other words, the endowment must be sufficient such that expected average interest revenues (after inflation and transaction costs) can cover the ongoing costs associated with administration, management and monitoring in perpetuity. This section summarizes the estimated cost of establishing this endowment under the different scenarios. A key assumption is that the endowment must be fully established by

the end of the land acquisition period as it is assumed that no more mitigation fees will be collected at that time.[26]

For the purposes of this analysis, we have assumed that habitat management and habitat monitoring costs continue in full, while administration costs are reduced by half following the end of the land acquisition period. All of these costs then continue in perpetuity. As a result and as shown in **Table 18**, the endowment is sized to cover the expected annual management and monitoring costs and 50 percent of the administration costs, totaling $6.8 million (2019 dollars) once all lands have been acquired.

Table 18 Annual Implementation Cost Estimate (2019$)

Cost Categories	Annual Cost by Last Year of Land Acquisition Period	Adjustment	Annual Post-Land Acquisition Cost
Ongoing Habitat Management	$3,172,063	100%	$3,172,063
Ongoing Habitat Monitoring	$1,506,776	100%	$1,506,776
Administration[1]	$4,154,811	50%	$2,077,406
Total	**$8,833,650**		**$6,756,244**

1. Adminsitration includes salaries and benefits, accounting, auditing and reporting, contracts, etc.. Assumes less administration is needed following the land acquisition period; ongoing adminsitrative needs include oversight, auditing and reporting, and board staffing.

Sources: Western Riverside County Regional Conservation Authority; and Economic & Planning Systems, Inc.

Consistent with many regional habitat conservations plans, the average annual net, real (allowing for inflation and institutional fees) interest rate is assumed to be three (3) percent.[27] Under all extension scenarios, the total required endowment funding is $225.2 million. Because the longer extension periods provide more time for the accrual of interest revenues, the net endowment cost (that must be funded by mitigation fees) is different for each scenario. **Table 19** shows the consistent total endowment funding required by scenario as well as the different levels of aggregate endowment interest and associated net endowment funding requirement. For a detailed time-series accounting of endowment funding by extension scenario, see **Appendix II**.

[26] It is important to note that the RCA has collected a distinct set of endowment funds for situations where specific conservation activities are required over-and-above the core activities covered by this endowment calculation.

[27] This assumes that the implementing entity can use investment vehicles that may be not be typical for Riverside County.

Table 19 Endowment Funding (2019$), by Extension Scenario

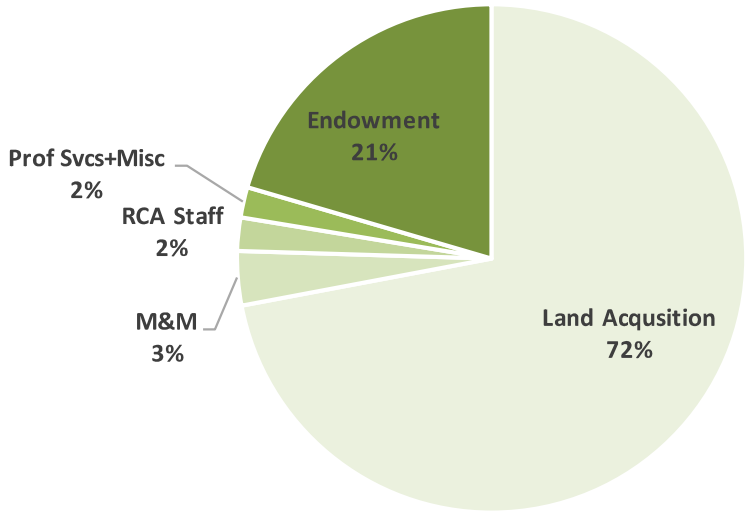
Item	No Extension	5-Year Extension	10-Year Extension	15-Year Extension
Total Endowment Funding Required	$225,208,133	$225,208,133	$225,208,133	$225,208,133
(Less) Endowment Interest	($25,695,187)	($40,679,628)	($54,846,349)	($68,206,990)
Net Endowment Funding Required	$199,512,947	$184,528,506	$170,361,785	$157,001,144

Sources: Western Riverside County Regional Conservation Authority; and Economic & Planning Systems, Inc.

Total Implementation Costs

Implementation costs include land costs, administrative and professional services expenses, management and monitoring costs, and the required net endowment funding. The remaining MSHCP implementation costs, as described in detail in the preceding sections, are all estimated in 2019 constant dollar terms. Under the Baseline/ No Extension scenario, as shown in **Figure 9**, the $702 million in estimated land acquisition costs make up 72 percent of the total implementation cost of $974 million. Administrative costs total about 4 percent of total costs, management and monitoring sum to 3 percent of total implementation costs, and the endowment constitutes 21 percent of total costs.

Figure 9 Comparison of Costs by Category



Total implementation costs vary by extension scenario. Land acquisition costs are the same for all scenarios. Administrative, management and monitoring costs increase the longer the acquisition period is extended, but the endowment funding required decreases the longer the

acquisition period is extended. As shown in **Table 20**, total implementation costs range from $890 million to $967 million depending on the extension period. Although total costs over time increase with longer extension periods the per-year implementation costs decrease with longer extension periods, as shown in **Table 21.** For a detailed time-series of all implementation costs excepting the endowment, see **Appendix I.**

Table 20 Total Implementation Costs (2019$*), by Extension Scenario

Local Permittee MSHCP Implementation Costs	Total for 2020 - 2028 No Extension	Total for 2020 - 2033 5-Yr Extension	Total for 2020 - 2038 10-Yr Extension	Total for 2020 - 2043 15-Yr Extension
Land [1]	$701,931,902	$701,931,902	$701,931,902	$701,931,902
Management & Monitoring	$33,582,193	$51,646,790	$69,711,387	$87,775,983
RCA Staff [2]	$20,596,453	$32,038,927	$43,481,401	$54,923,875
Professional Services and Supplies [2]	$13,194,561	$20,524,873	$27,855,185	$35,185,497
Loan Repayment [3]	$2,000,000	$2,000,000	$2,000,000	$2,000,000
Other Costs [2 4]	$3,602,285	$5,603,554	$7,604,824	$9,606,093
Net Endowment Funding Required	$199,512,947	$184,528,506	$170,361,785	$157,001,144
Total Costs	**$974,420,341**	**$998,274,552**	**$1,022,946,483**	**$1,048,424,494**

1. Land value estimates at $14,288 per acre in 2019 dollar terms.
2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
3. RCA has "Other Long Term Obligations" totaling $5 million, which was a loan received from the County in FY 2012/13 and is now payable in increments of $1 million starting in FY 2018.
4. Includes rents and all other miscellaneous expenses.
NOTE: In some cases numbers may not perfectly sum due to rounding.

Sources: Western Riverside County RCA; Economic & Planning Systems, Inc.

* All costs are provided in constant 2019 dollar terms. Costs will change over time due to inflation and other factors. These changes will be addressed through the fee indexing/ updating process that will include automatic inflation-indexed fee changes annually based on the regional Consumer Price Index and periodic comprehensive updates to the Nexus Study.

Table 21 Average Annual Implementation Costs (2019$), by Extension Scenario

Local Permittee MSHCP Implementation Costs	Average Annual			
	2020 - 2028 No Extension	2020 - 2033 5-Yr Extension	2020 - 2038 10-Yr Extension	2020 - 2043 15-Yr Extension
Land [1]	$77,992,434	$50,137,993	$36,943,784	$29,247,163
Management & Monitoring	$3,731,355	$3,689,056	$3,669,020	$3,657,333
RCA Staff [2]	$2,288,495	$2,288,495	$2,288,495	$2,288,495
Professional Services and Supplies [2]	$1,466,062	$1,466,062	$1,466,062	$1,466,062
Loan Repayment [3]	$222,222	$142,857	$105,263	$83,333
Other Costs [2 4]	$400,254	$400,254	$400,254	$400,254
Net Endowment Funding Required	$22,168,105	$13,180,608	$8,966,410	$6,541,714
Total Costs	**$108,268,927**	**$71,305,325**	**$53,839,289**	**$43,684,354**

1. Land value estimates at $14,288 per acre in 2019 dollar terms.
2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
3. RCA has "Other Long Term Obligations" totaling $5 million, which was a loan received from the County in FY 2012/13 and is now payable in increments of $1 million starting in FY 2018.
4. Includes rents and all other miscellaneous expenses.
NOTE: In some cases numbers may not perfectly sum due to rounding.

Sources: Western Riverside County RCA; Economic & Planning Systems, Inc.

MSHCP Forecast of Non-Fee Revenues

The MSHCP forecast an array of revenue sources, in addition to fee revenue, supporting the conservation program. These sources were anticipated to total about 44 percent of the revenue for the program, including:

- **Transportation funding –** includes the Measure A sales tax which is authorized through 2039 and other transportation funding sources such as the Transportation Uniform Mitigation Fees (TUMF) charged on new development. Note that the MSHCP envisioned up to $121 million of Measure A money to the HCP.
- **Other infrastructure projects –** funding from this source was not quantified in the MSHCP but reflected the expectation that local public construction projects such as schools, administrative facilities, libraries, jails, and other projects like flood control and utility projects would mitigate the construction through the payment of a per-acre fee.[28] Since MSHCP adoption, the standard contribution has been three to five percent of total project costs.
- **Landfill contributions –** Landfill tipping fees have been used in the County since the 1990 for conservation programs. Under county permitting of landfills, the County has committed to divert portions of tipping fees to MSHCP implementation.

Table 22 and **Figure 10** summarizes the revenue forecasts under the MSHCP. Including the fee revenues, these sources totaled $1.07 billion or an estimated average almost $43 million per year for 25-years (in 2004 dollars). Excluding fee revenues, a total of $18.84 million in annual revenues were forecast, including Measure A funding, $10 million each year from other transportation projects, and $4.0 million from land fill contributions.

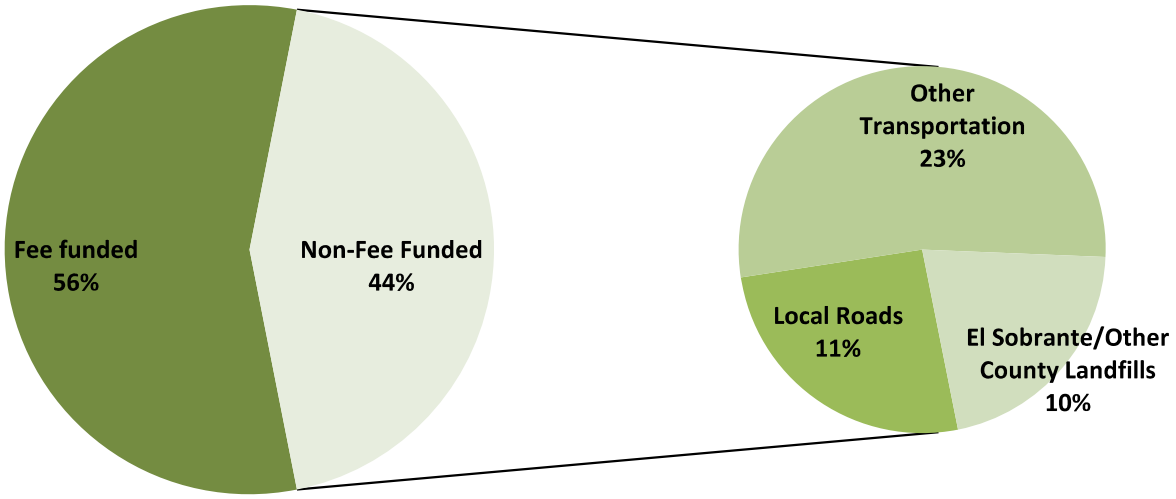
As described further below, at this point, the average annual funding from non-fee revenues sources are well below the MSCHP forecast. Measure A, a voter-approved ½ cent sales tax measure did provide substantial funding as envisioned (though is now fully used/ allocated) and, collectively, the other non-fee funding sources are well beyond what was originally envisioned.

[28] See Chapter 8.5.1 Funding Sources in the MSHCP.

Table 22 2004 MSHCP Anticipated Funding Sources

MSHCP Anticipated Funding Source	Estimate (millions)	% of Total	Avg/Yr (millions over 25 years)
Fee Funded Sources:			
Cities and County Development Mitigation Fees	$539.6	50%	$21,584,000
Density Bonus Fees	$66.0	6%	$2,640,000
Non-Fee Funded Sources	$605.6		$24,224,000.0
Public Funding Sources			
Local Roads (Measure A)	$121.0	11%	$4,840,000
Other Transportation	$250.0	23%	$10,000,000
Other infrastructure Projects	unknown	0%	$0
El Sobrante Landfill	$90.0	8%	$3,600,000
County Landfills	$10.0	1%	$400,000
Eagle Mountain Landfill	unknown	0%	$0
New Regional funding	unknown	0%	$0
Non-Fee Funded Sources	$471.0		$18,840,000
Total, Local Funds	$1,076.6	100%	$43,064,000

Figure 10 2004 MSHCP Anticipated Funding Sources



New Forecast of Non-Fee Revenues

Non-fee revenues to the RCA are projected to be $6.85 million annually in 2019 dollars. This estimate was derived from a line by line review of the major revenue items for a 3-year period from FY 2016-17 to FY 2018-19, projections by collection entities (e.g., TUMF revenue), and recent dynamics likely to affect the revenue source (e.g., greater diversion of trash to recycling

will likely reduce tipping fees). The estimates have been inflated from a three-year average to 2019 dollars, as detailed in **Table 23.**

Table 23 Annual Non-Fee Revenue Projection (2019$s)

Non-Fee Revenue Item	RCA FY16/17- 18/19 3-Year Average of Actuals	CPI Adjusted to 2019$
Transportation Mitigation[1]		
TUMF Revenue-Developer Fees	$950,000	$979,637
Subtotal	**$950,000**	**$979,637**
Tipping Fee	**$3,865,728**	**$3,986,326**
Public Project Mitigation		
PSE Mitigation Fee[2]	NA	$500,000
Other Gov MSHCP Infrastructure	$284,570	$293,448
Other Gov MSHCP Civic Projects	$93,629	$96,550
Flood Control District	$293,084	$302,227
Subtotal	**$671,283**	**$1,192,225**
Other Revenue		
Interest and Other Sources	$467,073	$481,644
Rents	$80,531	$83,043
Joint Project Review Fees	$124,762	$128,654
Subtotal	**$672,365**	**$693,341**
Total Revenue	**NA**	**$6,851,529**

1. All Measure A funding was provided prior to 2020 and the associated obligations have been met.
2. Participating Special Entities fees. This does not include Developer Mitigation Fees. These fees vary widely year over year, $500,000 is used as an annual average per the recommendation of RCA staff.

Sources: Western Riverside County Regional Conservation Authority; Economic & Planning Systems, Inc.

7. MITIGATION FEE CALCULATION

The revised Local Development Mitigation Fee is based on a generally similar methodology to the Original Nexus Study that ensures the fee level is proportional to the development impact. This methodology looks at the remaining conservation requirements associated with Local Permittee obligations under the MSHCP and associated Incidental Take Permit and Implementing Agreement, determines the remaining Local Permittee implementation cost, subtracts out reasonable estimates of non-fee revenues and other contributions, to determine the overall fee-funding obligation. This obligation is then divided among the new development forecast to determine the required mitigation fee. In others words, the original 2003 and updated 2020 Local Development Mitigation Fee estimates are the outcome of the following formula (the 2003 and 2020 Nexus Studies differ in their process of allocating funding required between land uses):

1. **Implementation Costs**
   minus
2. **Non-Fee Funding**
   equals
3. **Outstanding Funding Required**
   divided by
4. **Development Forecast**
   equals
5. **Local Development Mitigation Fee Schedule**

Table 24 summarizes the estimated Net Implementation Costs, Expected Acres of Development, and the associated per gross acre mitigation fee. As shown, the average mitigation fee per gross acre decreases with each extension as similar levels of net implementation costs are spread across more development. **Tables 25** through **28** provide the detailed calculations that determine the total net MSHCP implementation costs shown in **Table 24.** As noted in **Chapter 1**, for residential development, the per-gross-acre fee is translated into a per-unit fee schedule for administrative continuity.

Table 24 MSHCP Implementation Costs and Per Acre Mitigation Fees

Fee Per Acre	No Extension	5-Year Extension	10-Year Extension	15-Year Extension
Net Cost	**$912,756,583**	**$902,353,150**	**$892,767,438**	**$883,987,805**
Acres of Development				
Residential	14,026	21,818	29,611	37,403
Nonresidential	6,239	9,705	13,171	16,637
Total	**20,265**	**31,523**	**42,782**	**54,040**
Mitigation Fee per Acre	**$45,041**	**$28,625**	**$20,868**	**$16,358**

Sources: Southern California Association of Governments; Western Riverside County RCA; Economic & Planning Systems, Inc.

Table 25 Recommended Fee Level—No Extension

Item	Total for 2020 - 2029 (Years 17 - 25)	9 yrs	Average Annual	% of Total Cost/ Funding Need
Local Permittee Land Requirements				
Preservation Requirement	56,788 acres		6,310 acres	na
(less) HANS Dedication	10,000 acres		1,111 acres	na
Local Permittee Acquisition	46,788 acres		5,199 acres	na
Local Permittee MSHCP Implementation Costs				
Land (1)	$701,931,902		$77,992,434	72.0%
Management & Monitoring	$33,582,193		$3,731,355	3.4%
RCA Staff (2)	$20,596,453		$2,288,495	2.1%
Professional Services and Supplies (2)	$13,194,561		$1,466,062	1.4%
Loan Repayment (3)	$2,000,000		$222,222	0.2%
Other Costs (2) (4)	$3,602,285		$400,254	0.4%
Net Endowment Funding Required	$199,512,947		$22,168,105	20.5%
Total Costs	**$974,420,341**		**$108,268,927**	**100.0%**
Offsetting Revenues (5) (exc. Private Development Mitigation)				
Public Project Mitigation (6)	$10,730,025		$1,192,225	1.4%
Transportation Mitigation (7)	$8,816,731		$979,637	1.1%
Tipping Fees	$35,876,934		$3,986,326	4.6%
Other Revenues (8)	$6,240,068		$693,341	0.8%
Total Selected Revenues	**$61,663,758**		**$6,851,529**	**8.0%**
Funding Required from Private Development Mitigation				
Net Cost	$912,756,583		$101,417,398	93.7%

Mitigation Fee Estimates (per gross acre of development)

Growth Projection:

Development	**2020 - 2028**	**Annual**
Residential Units	79,000	8,778
Residential Acres	14,026	1,558
Non-Residential Acres	6,239	693
Total Acres	20,265	2,252
Mitigation Fee	**$45,041 per acre**	

(1) Land value estimates at $14,288 per acre in 2019 dollar terms plus a 5% transaction cost.
(2) RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(3) RCA has "Other Long Term Obligations" totaling $2 million, which was a loan received from the County in FY 2012/13 and is now payable in increments of $1 million over the course of two years.
(4) Includes rents and all other miscellaneous expenses.
(5) RCA Revenues are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(6) Includes Flood Control District, PSE mitigation payments, and other government MSHCP infrastructure & civic project revenues.
(7) Includes TUMF fees.
(8) Includes interest and other sources, rents, and joint project review fees.

Sources: MSHCP; RCA; Economic & Planning Systems, Inc.

Table 26 Recommended Fee Level—5-Year Extension

Item	Total for 2020 - 2034 (Years 17 - 30)	14 yrs	Average Annual	% of Total Cost/ Funding Need
Local Permittee Land Requirements				
Preservation Requirement	56,788 acres		4,056 acres	na
(less) HANS Dedication	10,000 acres		714 acres	na
Local Permittee Acquisition	46,788 acres		3,342 acres	na
Local Permittee MSHCP Implementation Costs				
Land (1)	$701,931,902		$50,137,993	70.3%
Management & Monitoring	$51,646,790		$3,689,056	5.2%
RCA Staff (2)	$32,038,927		$2,288,495	3.2%
Professional Services and Supplies (2)	$20,524,873		$1,466,062	2.1%
Loan Repayment (3)	$2,000,000		$142,857	0.2%
Other Costs (2) (4)	$5,603,554		$400,254	0.6%
Net Endowment Funding Required	$184,528,506		$13,180,608	18.5%
Total Costs	**$998,274,552**		**$71,305,325**	**100.0%**
Offsetting Revenues (5) (exc. Private Development Mitigation)				
Public Project Mitigation (6)	$16,691,150		$1,192,225	2.1%
Transportation Mitigation (7)	$13,714,915		$979,637	1.7%
Tipping Fees	$55,808,564		$3,986,326	6.9%
Other Revenues (8)	$9,706,772		$693,341	1.2%
Total Selected Revenues	**$95,921,402**		**$6,851,529**	**11.8%**
Funding Required from Private Development Mitigation				
Net Cost	$902,353,150		$64,453,796	90.4%
Mitigation Fee Estimates (per gross acre of development)				
Growth Projection:				
Development	**2020 - 2033**		**Annual**	
Residential Units (4.2 DU/Acres)	122,456		8,747	
Residential Acres	21,818		1,558	
Non-Residential Acres	9,705		693	
Total Acres	31,523		2,252	
Mitigation Fee	**$28,625 per acre**			

(1) Land value estimates at $14,288 per acre in 2019 dollar terms plus a 5% transaction cost.
(2) RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(3) RCA has "Other Long Term Obligations" totaling $2 million, which was a loan received from the County in FY 2012/13 and is now payable in increments of $1 million over the course of two years.
(4) Includes rents and all other miscellaneous expenses.
(5) RCA Revenues are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(6) Includes Flood Control District, PSE mitigation payments, and other government MSHCP infrastructure & civic project revenues.
(7) Includes TUMF fees.
(8) Includes interest and other sources, rents, and joint project review fees.

Sources: MSHCP; RCA; Economic & Planning Systems, Inc.

Table 27 Recommended Fee Level—10-Year Extension

Item	Total for 2020 - 2039 (Years 17 - 35)	19 yrs	Average Annual	% of Total Cost/ Funding Need
Local Permittee Land Requirements				
Preservation Requirement	56,788 acres		2,989 acres	na
(less) HANS Dedication	10,000 acres		526 acres	na
Local Permittee Acquisition	46,788 acres		2,463 acres	na
Local Permittee MSHCP Implementation Costs				
Land (1)	$701,931,902		$36,943,784	68.6%
Management & Monitoring	$69,711,387		$3,669,020	6.8%
RCA Staff (2)	$43,481,401		$2,288,495	4.3%
Professional Services and Supplies (2)	$27,855,185		$1,466,062	2.7%
Loan Repayment (3)	$2,000,000		$105,263	0.2%
Other Costs (2) (4)	$7,604,824		$400,254	0.7%
Net Endowment Funding Required	$170,361,785		$8,966,410	16.7%
Total Costs	**$1,022,946,483**		**$53,839,289**	**100.0%**
Offsetting Revenues (5) (exc. Private Development Mitigation)				
Public Project Mitigation (6)	$22,652,275		$1,192,225	2.7%
Transportation Mitigation (7)	$18,613,099		$979,637	2.2%
Tipping Fees	$75,740,195		$3,986,326	8.9%
Other Revenues (8)	$13,173,476		$693,341	1.5%
Total Selected Revenues	**$130,179,045**		**$6,851,529**	**15.3%**
Funding Required from Private Development Mitigation				
Net Cost	$892,767,438		$46,987,760	87.3%

Mitigation Fee Estimates (per gross acre of development)

Growth Projection:

Development	**2020 - 2038**	**Annual**
Residential Units (4.2 DU/Acres)	166,000	8,737
Residential Acres	29,611	1,558
Non-Residential Acres	13,171	693
Total Acres	42,782	2,252
Mitigation Fee	**$20,868 per acre**	

(1) Land value estimates at $14,288 per acre in 2019 dollar terms plus a 5% transaction cost.
(2) RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(3) RCA has "Other Long Term Obligations" totaling $2 million, which was a loan received from the County in FY 2012/13 and is now payable in increments of $1 million over the course of two years.
(4) Includes rents and all other miscellaneous expenses.
(5) RCA Revenues are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(6) Includes Flood Control District, PSE mitigation payments, and other government MSHCP infrastructure & civic project revenues.
(7) Includes TUMF fees.
(8) Includes interest and other sources, rents, and joint project review fees.

Sources: MSHCP; RCA; Economic & Planning Systems, Inc.

Table 28 Recommended Fee Level—15-Year Extension

Item	Total for 2020 - 2044 (Years 17 - 40)	24 yrs	Average Annual	% of Total Cost/ Funding Need
Local Permittee Land Requirements				
Preservation Requirement	56,788 acres		2,366 acres	na
(less) HANS Dedication	10,000 acres		417 acres	na
Local Permittee Acquisition	46,788 acres		1,950 acres	na
Local Permittee MSHCP Implementation Costs				
Land (1)	$701,931,902		$29,247,163	67.0%
Management & Monitoring	$87,775,983		$3,657,333	8.4%
RCA Staff (2)	$54,923,875		$2,288,495	5.2%
Professional Services and Supplies (2)	$35,185,497		$1,466,062	3.4%
Loan Repayment (3)	$2,000,000		$83,333	0.2%
Other Costs (2) (4)	$9,606,093		$400,254	0.9%
Net Endowment Funding Required	$157,001,144		$6,541,714	15.0%
Total Costs	**$1,048,424,494**		**$43,684,354**	**100.0%**
Offsetting Revenues (5) (exc. Private Development Mitigation)				
Public Project Mitigation (6)	$28,613,400		$1,192,225	3.2%
Transportation Mitigation (7)	$23,511,283		$979,637	2.6%
Tipping Fees	$95,671,825		$3,986,326	10.7%
Other Revenues (8)	$16,640,181		$693,341	1.9%
Total Selected Revenues	**$164,436,689**		**$6,851,529**	**18.4%**
Funding Required from Private Development Mitigation				
Net Cost	$883,987,805		$36,832,825	84.3%
Mitigation Fee Estimates (per gross acre of development)				
Growth Projection:				
Development	**2020 - 2043**		**Annual**	
Residential Units	210,000		8,750	
Residential Acres	37,403		1,558	
Non-Residential Acres	16,637		693	
Total Acres	54,040		2,252	
Mitigation Fee	**$16,358 per acre**			

(1) Land value estimates at $14,288 per acre in 2019 dollar terms plus a 5% transaction cost.
(2) RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(3) RCA has "Other Long Term Obligations" totaling $2 million, which was a loan received from the County in FY 2012/13 and is now payable in increments of $1 million over the course of two years.
(4) Includes rents and all other miscellaneous expenses.
(5) RCA Revenues are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
(6) Includes Flood Control District, PSE mitigation payments, and other government MSHCP infrastructure & civic project revenues.
(7) Includes TUMF fees.
(8) Includes interest and other sources, rents, and joint project review fees.

Sources: MSHCP; RCA; Economic & Planning Systems, Inc.

8. MITIGATION FEE ACT (NEXUS) FINDINGS

Mitigation fees are utilized in California to finance public facilities necessary to mitigate impacts stemming from new development. In 1987, the California Legislature adopted the Mitigation Fee Act to provide a framework for the application and administration of such fees. Current prevailing practice among the majority of approved and permitted regional multiple-species Habitat Conservation Plans is that any habitat mitigation fees are to be adopted by the relevant jurisdictions (cities and Counties) consistent with the Mitigation Fee Act.[29] As discussed further in **Chapter 9**, the adoption of fees under the Mitigation Fee Act includes a number of auditing and reporting requirements.

The Mitigation Fee Act, defined in California Government Code Sections 66000 to 66025, requires all public agencies to document five findings when establishing or increasing a fee as a condition for new development. These findings were made when the Western Riverside County MSHCP Local Development Mitigation Fees were first justified and established.[30]

This Chapter of the Western Riverside Habitat Conservation Plan Nexus Fee Study was prepared to describe how the proposed increase in the Local Development Mitigation Fee satisfies the five statutory findings required by the Mitigation Fee Act and is based on the appropriate nexus between new development and the imposition of a mitigation fee. The five statutory findings required for the establishment of a mitigation fee are summarized in the sections below and supported by the technical analysis in the prior chapters of this Study.

Purpose of Fee

Identify the purpose of the fee. (66001(a)(1))

The purpose of the Local Development Mitigation Fee is to contribute to the funding required to implement the MSCHP and, as a result, help maintain the incidental take permits for new private and public development in Western Riverside County under the federal and State Endangered Species Acts. Maintaining the incidental take permit is necessary to allow for future development, and without the development community paying for the cost of the MSHCP, individual applicants will need to apply independently for development approval under federal and State law if the project impacts a threaten or endangered species. The federal Endangered Species Act specifically requires that the applicant for incidental take permit "ensure that adequate funding for the plan will be provided."[31] In addition, the Local Development Mitigation Fee helps provide the regional benefit of streamlined economic development in Western Riverside County as well as

[29] In addition to the current Western Riverside County habitat mitigation fee, see also the Coachella Valley habitat mitigation fee, the San Joaquin County Multi-Species Habitat Conservation and Open Space Fee, and the East Contra Costa County HCP/NCCP mitigation fee.

[30] See the Final Mitigation Nexus Report for the Western Riverside County Multiple Species Habitat Conservation Plan, published July 1, 2003.

[31] See Section 1539(a)(2)Biii of the federal Endangered Species Act.

the provision of contiguous open spaces that will serve as a community amenity to residents, workers, and visitors.

Use of Fee Revenues

Identify the use to which the fee is to be put. If the use is financing public facilities, the facilities shall be identified. That identification may, but need not, be made by reference to a capital improvement plan as specific in Section 65403 or 66002, may be made in applicable general or specific plan requirements, or may be made in other public documents that identify the public facilities for which the fee is charged. (66001(a)(2)).

The MSHCP is the public document that outlines the actions required as a whole and the particular set of actions required by the Local Permittees (and the Regional Conservation Agency as their agent) to obtain incidental take permits—associated with State and federal Endangered Species Act requirements—for new public and private development in Western Riverside County. Failure to meet the requirements of the MSHCP will result in an inability to obtain or maintain incidental take permits through the MSHCP, which would require future development to secure individual take authorization if the project impacts a threaten or endangered species.

Revenues from the Local Development Mitigation Fee will be used, in conjunction with other local and regional funding sources, to fund the conservation actions identified as the responsibility of Local Permittees in the MSHCP. The revenue from the Local Development Mitigation Fee will be used to help fund the appropriate habitat acquisition (land acquisition and associated transaction costs), maintenance and monitoring of habitat land (preserve management, monitoring, and adaptive management), and program management, administration, and oversight activities and costs.[32] **Chapter 3** of this report describes the Local Permittee conservation requirements, progress to date, and the remaining actions required under the MSHCP.

Relationship

Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. (66001(a)(3)).

The implementation of the MSHCP, and the mitigation fee as a fundamental part of it, will benefit all new development by mitigating their collective impacts on covered species and associated habitat. All new public and private development in the Plan area will affect habitat and species either directly, indirectly, or as a cumulative effect. New infrastructure development, for example, in addition to its direct effects, will support new development on other parcels and other locations in the Plan Area. Similarly, new private development will require new infrastructure and also result in additional demand for new developments through linkages—for

[32] Consistent with the interpretation applied to the majority of permitted and approved regional, multiple-species Habitat Conservation Plans in California and guidance from RCA Counsel, the Local Development Mitigation Fee is assumed to fund its proportionate share (as determined by the technical analysis and constrained by the statutory requirements) of applicable MSHCP implementation costs including, but also limited to, habitat acquisition costs (and associated transaction costs), the costs of managing and monitoring the habitat preserves in perpetuity, and the administrative and other costs of managing the overall program.

example, the need for new housing to accommodate new workers at commercial developments or the need for new retail developments to serve new residents at residential developments. In other words, all new development in Western Riverside County will benefit from the incidental take permits obtained through the MSHCP and via the use of the mitigation fee revenues.

In addition, the incidental take permits are necessary to permit any future development within the Plan Area, and in order to obtain or maintain such incidental take permits, the MSHCP must be fully funded. Because funding the MSHCP is required in order to allow for future development under the MSHCP, there is a direct relationship between the proposed use of the mitigation fee and development within the Plan Area.

Need

Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed. (66001(a)(4)).

Without new development, no MSHCP would be necessary and no further habitat conservation would be required under the federal and State Endangered Species Acts. To allow for any future development under the Plan, the MSHCP must be fully funded. New development in the Plan Area, as noted above, will directly, indirectly, or cumulatively affect species and habitat in Western Riverside County. Because of this, development of the MSHCP was undertaken to provide a regional, streamlined approach to benefit future development of all types in Western Riverside County, including the development and improvements envisioned under the numerous General Plans and the Regional Transportation Improvement Program. The requirements of the MSHCP (habitat acquisition, management and monitoring, program administration) are a direct result of the regional approach to mitigation that is engendered by all new development in the Plan Area under the pertinent environmental regulations. Meeting the requirements of the MSHCP is necessary to obtain the necessary federal authorization to develop within the Plan Area.

Proportionality

Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed. (66001(b)).

The MSHCP includes detailed conservation requirements based on the scientific evaluations that form the basis of the MSHCP. Based on these evaluations, conservation responsibilities were allocated between the Local Permittees and other agencies, such as the State and federal governments. The Local Development Mitigation Fee appropriately provides funding towards the fulfillment of the Local Permittee conservation requirements. Furthermore, the Local Permittee obligations are not fully funded through the Local Development Mitigation Fee revenues. Other local and regional funding sources, such as the Measure A sales tax and tipping fees, provide additional mitigation and/or offsetting revenues that reduce the overall cost allocation to the Local Development Mitigation Fee Program. In addition, consistent with the relationship between new development in Western Riverside County and the need for the public facilities (conservation program) described above, proportional attribution between new development is ensured

through the determination of a consistent per gross acre Local Development Mitigation Fee.[33] As a result, the Local Development Mitigation Fee level calculations are carefully determined to fund only the proportionate (or less than) conservation costs attributable to the new development on which the fee is imposed and to allocate the fee levels proportionally across all new development. It is this process of careful calculation based on the requirements of the MSHCP that is the subject of a substantial portion of this Nexus Study (see **Chapters 2** through **7**).

[33] Determining habitat mitigation fees on a gross acre basis is the clearest way of ensuring proportionate cost allocations among new developments and is a common practice among adopted Habitat Conservation Plans. For purposes of implementation/administrative consistency, for residential uses, the per-gross-acre fee is translated into per unit fees for different density categories.

9. FEE IMPLEMENTATION

The revised Local Development Mitigation Fee must be implemented consistent with the MSHCP (and associated Incidental Take Permit and Implementing Agreement) as well as the California Mitigation Fee Act. A detailed set of guidance is included in the Fee Implementation Handbook to support clarity and specificity in the implementation of the updated fee program by Local Permittees. The sections below summarize some of the key implementation and administration actions to be consistent with the requirements.

Adoption of Revised LDMF

- Consistent with the MSHCP and associated documents, each Local Permittee (i.e., all participating jurisdictions) must adopt an updated LDMF ordinance and a fee resolution establishing the revised fee level as prescribed by the Mitigation Fee Act.
- Consistent with the Mitigation Fee Act, the revised ordinance and associated fee resolution will become effective after a public hearing and 60 days.
- RCA Legal Counsel will prepare a Fee Update Ordinance and Resolution to facilitate the consistent adoption of the updated LDMF by Local Permittees.

Securing Supplemental Funding

The revised Local Development Mitigation Fee is set at the level that would cover the Local Permittee cost obligations once expected non-fee revenues are subtracted out. To the extent any discounts/exemptions are provided to new Western Riverside County development below the updated fee level, additional funding will be required to backfill the fee revenue losses. To the extent, these revenues do not make up for any fee discounts provided, other sources of funding will need to be sought by the RCA and the Local Permittees to fulfill their Plan obligations. At the same time, if new substantial funding sources become available to the RCA for Local Permittee obligations, the funding required through fees may decrease, in turn reducing the required fee levels through a new update.

Annual Review

The Mitigation Fee Act (at Gov. C. §§ 66001(c), 66006(b)(1)) stipulates that each local agency that requires payment of a fee make specific information available to the public annually within 180 days of the last day of the fiscal year. In this case, the RCA can play this role on behalf of the Local Permittees. This information includes the following:

- A description of the type of fee in the account.
- The amount of the fee (the mitigation fee schedule).
- The beginning and ending balance of the fund.
- The amount of fees collected and interest earned.
- Identification of the improvements constructed.
- The total cost of the improvements constructed.
- The fees expended to construct the improvement.
- The percentage of total costs funded by the fee.

If sufficient fees have been collected to fund specific improvement cost, the agency must specify the approximate date for the cost of that improvement. Because of the dynamic nature of growth and MSHCP implementation costs and consistent with current practice, the RCA should continue to monitor progress towards MSHCP goals. The overall adequacy of the fee revenues and other available funding in meeting these goals should be reviewed annually.

Surplus Funds

The Mitigation Fee Act also requires that if any portion of a fee remains unexpended or uncommitted in an account for 5 years or more after deposit of the fee, the RCA, acting for the Local Permittees, shall make findings once each year (1) to identify the purpose to which the fee is to be put, (2) to demonstrate a reasonable relationship between the fee and the purpose for which it was charged, (3) to identify all sources and amounts of funding anticipated to complete financing of incomplete improvements, and (4) to designate the approximate dates on which the funding identified in (3) is expected to be deposited into the appropriate fund (§66001(d)).

If adequate funding has been collected for specific investments, an approximate date must be specified as to when the cost of the investment will be incurred. If the findings show no need for the unspent funds, or if the conditions discussed above are not met, and the administrative costs of the refund do not exceed the refund itself, the local agency that has collected the funds must refund them (Gov. C §66001(e)(f)).

Annual and Periodic Updates

Consistent with the current practice, the Fee Ordinance should allow an automatic annual adjustment to the fees based on the Riverside-San Bernardino-Ontario, CA Consumer Price Index (CPI) or a similar inflation factor. In addition, a more comprehensive update should be conducted required periodically. The Nexus Study and the technical information it contains should be reviewed periodically by the RCA (every five years is recommended) to identify any necessary refinements to the Local Development Mitigation Fees to ensure adequate funding to implement the MSHCP. Under certain circumstances, the RCA may wish to conduct a Nexus Study update sooner than after five years. For example, to the extent there are significant and unexpected changes in implementation costs, in the level of non-fee funding, and/ or the level of fee-paying private development over time, a more immediate fee update may be appropriate.

APPENDIX I:

Detailed Time Series of Implementation Costs

All Implementation Costs Over Time – No Extension

Habitat Lands/ Cost Items	Factors		End of: 17 2020	18 2021	19 2022	20 2023	21 2024	22 2025	23 2026	24 2027	25 2028
ACRES											
Land Acquisition Costs											
Land Acquisition (Annual)											
Local			6,310	6,310	6,310	6,310	6,310	6,310	6,310	6,310	6,310
(less) HANS/JPR Dedications			-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	0
Total Local			5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	6,310
State/Fed			3,821	3,821	3,821	3,821	3,821	3,821	3,821	3,821	3,821
Total			8,881	8,881	8,881	8,881	8,881	8,881	8,881	8,881	10,131
Land Acquisition (Cumulative)											
Local [1]			45,272	50,332	55,391	60,451	65,511	70,571	75,630	80,690	87,000
State/Fed			25,429	29,251	33,072	36,893	40,715	44,536	48,357	52,179	56,000
Local - HANS/JPR Dedications			1,250	2,500	3,750	5,000	6,250	7,500	8,750	10,000	10,000
Total			71,951	82,082	92,213	102,344	112,476	122,607	132,738	142,869	153,000
Management and Monitoring Costs											
Reserve Summary	***Financial Responsibility***										
	Monitoring	Management									
State/ Federal											
PQP	RCA	State/ Fed	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000
ARL	RCA	State	25,429	29,251	33,072	36,893	40,715	44,536	48,357	52,179	56,000
Total			307,429	311,251	315,072	318,893	322,715	326,536	330,357	334,179	338,000
Local											
PQP	RCA	Non-RCA Local	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
ARL	RCA	RCA	46,522	52,832	59,141	65,451	71,761	78,071	84,380	90,690	97,000
Total			111,522	117,832	124,141	130,451	136,761	143,071	149,380	155,690	162,000
Total Acres under RCA Management			46,522	52,832	59,141	65,451	71,761	78,071	84,380	90,690	97,000
Total Acres under RCA Monitoring			418,951	429,082	439,213	449,344	459,476	469,607	479,738	489,869	500,000
COSTS (all constant 2019 dollars)											
Land Acquisition Costs											
Local, ARL, Annual	$14,288	$/Acre	$72,294,065	$72,294,065	$72,294,065	$72,294,065	$72,294,065	$72,294,065	$72,294,065	$72,294,065	$90,154,055
Land Transaction Costs	5%	of acquisition costs	$3,614,703	$3,614,703	$3,614,703	$3,614,703	$3,614,703	$3,614,703	$3,614,703	$3,614,703	$4,507,703
Total, Land Acquisition Costs			$75,908,768	$75,908,768	$75,908,768	$75,908,768	$75,908,768	$75,908,768	$75,908,768	$75,908,768	$94,661,758
Local, ARL, Cumulative			$75,908,768	$151,817,536	$227,726,304	$303,635,072	$379,543,840	$455,452,608	$531,361,376	$607,270,144	$701,931,902
Management and Monitoring Costs											
Management, Annual	$32.70	$/Acre	$1,521,340	$1,727,681	$1,934,021	$2,140,361	$2,346,702	$2,553,042	$2,759,382	$2,965,723	$3,172,063
Management Cumulative			$1,521,340	$3,249,021	$5,183,042	$7,323,403	$9,670,105	$12,223,147	$14,982,530	$17,948,252	$21,120,315
Monitoring, Annual	$3.01	$/Acre	$1,262,531	$1,293,061	$1,323,592	$1,354,122	$1,384,653	$1,415,184	$1,445,714	$1,476,245	$1,506,776
Monitoring Cumulative			$1,262,531	$2,555,592	$3,879,184	$5,233,306	$6,617,959	$8,033,143	$9,478,857	$10,955,102	$12,461,878
Endowment Costs											
Net Endowment Funding, Annual			$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105
Net Endowment Funding, Cumulative			$22,168,105	$44,336,210	$66,504,316	$88,672,421	$110,840,526	$133,008,631	$155,176,736	$177,344,842	$199,512,947
Administrative Costs [2]											
RCA Staff Costs			$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495
Professional Services			$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062
Loan Repayment [3]			$1,000,000	$1,000,000	$0	$0	$0	$0	$0	$0	$0
Other			$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254
Total Annual			$5,154,811	$5,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811
Cumulative Costs			$5,154,811	$10,309,622	$14,464,433	$18,619,244	$22,774,055	$26,928,866	$31,083,677	$35,238,488	$39,393,299
TOTAL ALL COSTS											
TOTAL Annual			$106,015,555	$106,252,426	$105,489,297	$105,726,168	$105,963,039	$106,199,910	$106,436,781	$106,673,652	$125,663,513
TOTAL Cumulative			$106,015,555	$212,267,981	$317,757,279	$423,483,447	$529,446,486	$635,646,396	$742,083,177	$848,756,829	$974,420,341

1. All local land conserved to date, including all HANS dedications to date, are captured in the year 17 number.
2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
3. Annual administrative costs decrease in year 19 due to assumption that loan repayment is completed.

All Implementation Costs Over Time – 5 Year Extension

Habitat Lands/ Cost Items	Factors	End of: 17 2020	18 2021	19 2022	20 2023	21 2024	22 2025	23 2026	24 2027	25 2028	26 2029	27 2030	28 2031	29 2032	30 2033
ACRES															
Land Acquisition Costs															
Land Acquisition (Annual)															
Local		4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056	4,056
(less) HANS/JPR Dedications		-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	0	0	0	0	0	0
Total Local		2,806	2,806	2,806	2,806	2,806	2,806	2,806	2,806	4,056	4,056	4,056	4,056	4,056	4,056
State/Fed		2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457	2,457
Total		5,263	5,263	5,263	5,263	5,263	5,263	5,263	5,263	6,513	6,513	6,513	6,513	6,513	6,513
Land Acquisition (Cumulative)															
Local [1]		43,018	45,825	48,631	51,437	54,243	57,050	59,856	62,662	66,719	70,775	74,831	78,887	82,944	87,000
State/Fed		24,065	26,521	28,978	31,434	33,891	36,347	38,804	41,261	43,717	46,174	48,630	51,087	53,543	56,000
Local - HANS/JPR Dedications		1,250	2,500	3,750	5,000	6,250	7,500	8,750	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total		68,333	74,846	81,359	87,871	94,384	100,897	107,410	113,923	120,436	126,949	133,461	139,974	146,487	153,000
Management and Monitoring Costs															
Reserve Summary															
	Financial Responsibility														
	Monitoring / Management														
State/ Federal															
PQP	RCA / State/ Fed	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000
ARL	RCA / State	24,065	26,521	28,978	31,434	33,891	36,347	38,804	41,261	43,717	46,174	48,630	51,087	53,543	56,000
Total		306,065	308,521	310,978	313,434	315,891	318,347	320,804	323,261	325,717	328,174	330,630	333,087	335,543	338,000
Local															
PQP	RCA / Non-RCA Local	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
ARL	RCA / RCA	44,268	48,325	52,381	56,437	60,493	64,550	68,606	72,662	76,719	80,775	84,831	88,887	92,944	97,000
Total		109,268	113,325	117,381	121,437	125,493	129,550	133,606	137,662	141,719	145,775	149,831	153,887	157,944	162,000
Total Acres under RCA Management		44,268	48,325	52,381	56,437	60,493	64,550	68,606	72,662	76,719	80,775	84,831	88,887	92,944	97,000
Total Acres under RCA Monitoring		415,333	421,846	428,359	434,871	441,384	447,897	454,410	460,923	467,436	473,949	480,461	486,974	493,487	500,000
COSTS (all constant 2019 dollars)															
Land Acquisition Costs															
Local, ARL, Annual	$14,288 $/Acre	$40,096,188	$40,096,188	$40,096,188	$40,096,188	$40,096,188	$40,096,188	$40,096,188	$40,096,188	$57,956,178	$57,956,178	$57,956,178	$57,956,178	$57,956,178	$57,956,178
Land Transaction Costs	5% of acquisition costs	$2,004,809	$2,004,809	$2,004,809	$2,004,809	$2,004,809	$2,004,809	$2,004,809	$2,004,809	$2,897,809	$2,897,809	$2,897,809	$2,897,809	$2,897,809	$2,897,809
Total, Land Acquisition Costs		$42,100,997	$42,100,997	$42,100,997	$42,100,997	$42,100,997	$42,100,997	$42,100,997	$42,100,997	$60,853,987	$60,853,987	$60,853,987	$60,853,987	$60,853,987	$60,853,987
Local, ARL, Cumulative		$42,100,997	$84,201,995	$126,302,992	$168,403,990	$210,504,987	$252,605,985	$294,706,982	$336,807,979	$397,661,967	$458,515,954	$519,369,941	$580,223,928	$641,077,915	$701,931,902
Management and Monitoring Costs															
Management, Annual	$32.70 $/Acre	$1,447,647	$1,580,295	$1,712,942	$1,845,589	$1,978,237	$2,110,884	$2,243,532	$2,376,179	$2,508,826	$2,641,474	$2,774,121	$2,906,768	$3,039,416	$3,172,063
Management Cumulative		$1,447,647	$3,027,942	$4,740,884	$6,586,474	$8,564,710	$10,675,595	$12,919,126	$15,295,305	$17,804,131	$20,445,605	$23,219,726	$26,126,494	$29,165,910	$32,337,973
Monitoring, Annual	$3.01 $/Acre	$1,251,627	$1,271,254	$1,290,880	$1,310,507	$1,330,134	$1,349,761	$1,369,388	$1,389,015	$1,408,641	$1,428,268	$1,447,895	$1,467,522	$1,487,149	$1,506,776
Monitoring Cumulative		$1,251,627	$2,522,880	$3,813,761	$5,124,268	$6,454,402	$7,804,163	$9,173,551	$10,562,566	$11,971,207	$13,399,476	$14,847,371	$16,314,893	$17,802,041	$19,308,817
Endowment Costs															
Net Endowment Funding, Annual		$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608
Net Endowment Funding, Cumulative		$13,180,608	$26,361,215	$39,541,823	$52,722,430	$65,903,038	$79,083,645	$92,264,253	$105,444,860	$118,625,468	$131,806,076	$144,986,683	$158,167,291	$171,347,898	$184,528,506
Administrative Costs [2]															
RCA Staff Costs		$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495
Professional Services		$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062
Loan Repayment [3]		$1,000,000	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other		$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254
Total Annual Costs		$5,154,811	$5,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811
Cumulative Costs		$5,154,811	$10,309,622	$14,464,433	$18,619,244	$22,774,055	$26,928,866	$31,083,677	$35,238,488	$39,393,299	$43,548,111	$47,702,922	$51,857,733	$56,012,544	$60,167,355
TOTAL ALL COSTS															
TOTAL Annual		$63,135,690	$63,287,964	$62,440,239	$62,592,513	$62,744,787	$62,897,061	$63,049,335	$63,201,610	$82,106,873	$82,259,148	$82,411,422	$82,563,696	$82,715,970	$82,868,244
TOTAL Cumulative		$63,135,690	$126,423,655	$188,863,893	$251,456,406	$314,201,193	$377,098,254	$440,147,590	$503,349,199	$585,456,073	$667,715,220	$750,126,642	$832,690,338	$915,406,308	$998,274,552

1. All local land conserved to date, including all HANS dedications to date, are captured in the year 17 number.
2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
3. Annual administrative costs decrease in year 19 due to assumption that loan repayment is completed.

All Implementation Costs Over Time – 10 Year Extension

Habitat Lands/ Cost Items	Factors		End of: 17 2020	18 2021	19 2022	20 2023	21 2024	22 2025	23 2026	24 2027	25 2028	26 2029	27 2030	28 2031	29 2032	30 2033	31 2034	32 2035	33 2036	34 2037	35 2038
ACRES																					
Land Acquisition Costs																					
Land Acquisition (Annual)																					
Local			2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989
(less) Anheuser Busch purchase			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(less) HANS/JPR Dedications			-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	0	0	0	0	0	0	0	0	0	0	0
Total Local			1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989	2,989
State/Fed			1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810
Total			3,549	3,549	3,549	3,549	3,549	3,549	3,549	3,549	4,799	4,799	4,799	4,799	4,799	4,799	4,799	4,799	4,799	4,799	4,799
Land Acquisition (Cumulative)																					
Local [1]			41,951	43,690	45,429	47,167	48,906	50,645	52,384	54,123	57,112	60,100	63,089	66,078	69,067	72,056	75,045	78,033	81,022	84,011	87,000
State/Fed			23,418	25,228	27,038	28,848	30,659	32,469	34,279	36,089	37,899	39,709	41,519	43,329	45,139	46,949	48,760	50,570	52,380	54,190	56,000
Local - HANS/JPR Dedications			1,250	2,500	3,750	5,000	6,250	7,500	8,750	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total			66,619	71,418	76,217	81,016	85,815	90,614	95,413	100,212	105,011	109,809	114,608	119,407	124,206	129,005	133,804	138,603	143,402	148,201	153,000
Management and Monitoring Costs																					
Reserve Summary	***Financial Responsibility***																				
	Monitoring	Management																			
State/ Federal																					
PQP	RCA	State/ Fed	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000
ARL	RCA	State	23,418	25,228	27,038	28,848	30,659	32,469	34,279	36,089	37,899	39,709	41,519	43,329	45,139	46,949	48,760	50,570	52,380	54,190	56,000
Total			305,418	307,228	309,038	310,848	312,659	314,469	316,279	318,089	319,899	321,709	323,519	325,329	327,139	328,949	330,760	332,570	334,380	336,190	338,000
Local																					
PQP	RCA	Non-RCA Local	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
ARL	RCA	RCA	43,201	46,190	49,179	52,167	55,156	58,145	61,134	64,123	67,112	70,100	73,089	76,078	79,067	82,056	85,045	88,033	91,022	94,011	97,000
Total			108,201	111,190	114,179	117,167	120,156	123,145	126,134	129,123	132,112	135,100	138,089	141,078	144,067	147,056	150,045	153,033	156,022	159,011	162,000
Total Acres under RCA Management			43,201	46,190	49,179	52,167	55,156	58,145	61,134	64,123	67,112	70,100	73,089	76,078	79,067	82,056	85,045	88,033	91,022	94,011	97,000
Total Acres under RCA Monitoring			413,619	418,418	423,217	428,016	432,815	437,614	442,413	447,212	452,011	456,809	461,608	466,407	471,206	476,005	480,804	485,603	490,402	495,201	500,000
COSTS (all constant 2019 dollars)																					
Land Acquisition Costs																					
Local, ARL, Annual	$14,288	$/Acre	$24,844,562	$24,844,562	$24,844,562	$24,844,562	$24,844,562	$24,844,562	$24,844,562	$24,844,562	$42,704,552	$42,704,552	$42,704,552	$42,704,552	$42,704,552	$42,704,552	$42,704,552	$42,704,552	$42,704,552	$42,704,552	$42,704,552
Land Transaction Costs	5%	of acquisition costs	$1,242,228	$1,242,228	$1,242,228	$1,242,228	$1,242,228	$1,242,228	$1,242,228	$1,242,228	$2,135,228	$2,135,228	$2,135,228	$2,135,228	$2,135,228	$2,135,228	$2,135,228	$2,135,228	$2,135,228	$2,135,228	$2,135,228
Total, Land Acquisition Costs			$26,086,790	$26,086,790	$26,086,790	$26,086,790	$26,086,790	$26,086,790	$26,086,790	$26,086,790	$44,839,780	$44,839,780	$44,839,780	$44,839,780	$44,839,780	$44,839,780	$44,839,780	$44,839,780	$44,839,780	$44,839,780	$44,839,780
Local, ARL, Cumulative			$26,086,790	$52,173,581	$78,260,371	$104,347,161	$130,433,952	$156,520,742	$182,607,532	$208,694,323	$253,534,102	$298,373,882	$343,213,662	$388,053,442	$432,893,222	$477,733,002	$522,572,782	$567,412,562	$612,252,342	$657,092,122	$701,931,902
Management and Monitoring Costs																					
Management, Annual	$32.70	$/Acre	$1,412,740	$1,510,480	$1,608,220	$1,705,961	$1,803,701	$1,901,441	$1,999,181	$2,096,921	$2,194,661	$2,292,402	$2,390,142	$2,487,882	$2,585,622	$2,683,362	$2,781,102	$2,878,843	$2,976,583	$3,074,323	$3,172,063
Management Cumulative			$1,412,740	$2,923,220	$4,531,441	$6,237,402	$8,041,102	$9,942,543	$11,941,725	$14,038,646	$16,233,307	$18,525,709	$20,915,851	$23,403,733	$25,989,355	$28,672,717	$31,453,819	$34,332,662	$37,309,245	$40,383,568	$43,555,631
Monitoring, Annual	$3.01	$/Acre	$1,246,462	$1,260,924	$1,275,386	$1,289,847	$1,304,309	$1,318,771	$1,333,233	$1,347,695	$1,362,157	$1,376,619	$1,391,081	$1,405,542	$1,420,004	$1,434,466	$1,448,928	$1,463,390	$1,477,852	$1,492,314	$1,506,776
Monitoring Cumulative			$1,246,462	$2,507,386	$3,782,771	$5,072,619	$6,376,928	$7,695,699	$9,028,932	$10,376,627	$11,738,784	$13,115,403	$14,506,484	$15,912,026	$17,332,030	$18,766,497	$20,215,425	$21,678,815	$23,156,667	$24,648,980	$26,155,756
Endowment Costs																					
Net Endowment Funding, Annual			$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410
Net Endowment Funding, Cumulative			$8,966,410	$17,932,819	$26,899,229	$35,865,639	$44,832,049	$53,798,458	$62,764,868	$71,731,278	$80,697,687	$89,664,097	$98,630,507	$107,596,917	$116,563,326	$125,529,736	$134,496,146	$143,462,556	$152,428,965	$161,395,375	$170,361,785
Administrative Costs [2]																					
RCA Staff Costs			$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495
Professional Services			$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062
Loan Repayment [3]			$1,000,000	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other			$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254
Total Annual Costs			$5,154,811	$5,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811
Cumulative Costs			$5,154,811	$10,309,622	$14,464,433	$18,619,244	$22,774,055	$26,928,866	$31,083,677	$35,238,488	$39,393,299	$43,548,111	$47,702,922	$51,857,733	$56,012,544	$60,167,355	$64,322,166	$68,476,977	$72,631,788	$76,786,599	$80,941,410
TOTAL ALL COSTS																					
TOTAL Annual			$42,867,213	$42,979,415	$42,091,617	$42,203,819	$42,316,021	$42,428,223	$42,540,425	$42,652,627	$61,517,819	$61,630,021	$61,742,223	$61,854,425	$61,966,627	$62,078,829	$62,191,031	$62,303,233	$62,415,435	$62,527,637	$62,639,839
TOTAL Cumulative			$42,867,213	$85,846,628	$127,938,245	$170,142,065	$212,458,086	$254,886,309	$297,426,735	$340,079,362	$401,597,181	$463,227,202	$524,969,425	$586,823,850	$648,790,477	$710,869,307	$773,060,338	$835,363,571	$897,779,006	$960,306,644	$1,022,946,483

1. All local land conserved to date, including all HANS dedications to date, are captured in the year 17 number.
2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
3. Annual administrative costs decrease in year 19 due to assumption that loan repayment is completed.

All Implementation Costs Over Time – 15 Year Extension

Habitat Lands/ Cost Items	Factors			End of: 17 2020	18 2021	19 2022	20 2023	21 2024	22 2025	23 2026	24 2027	25 2028	26 2029	27 2030	28 2031	29 2032	30 2033	31 2034	32 2035	33 2036	34 2037	35 2038	36 2039	37 2040	38 2041	39 2042	40 2043
ACRES																											
Land Acquisition Costs																											
Land Acquisition (Annual)																											
Local				2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366
(less) HANS/JPR Dedications				-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Local				1,116	1,116	1,116	1,116	1,116	1,116	1,116	1,116	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366	2,366
State/Fed				1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433	1,433
Total				2,549	2,549	2,549	2,549	2,549	2,549	2,549	2,549	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799	3,799
Land Acquisition (Cumulative)																											
Local [1]				41,328	42,444	43,561	44,677	45,793	46,909	48,025	49,141	51,508	53,874	56,240	58,606	60,972	63,338	65,705	68,071	70,437	72,803	75,169	77,535	79,902	82,268	84,634	87,000
State/Fed				23,041	24,474	25,907	27,340	28,773	30,206	31,639	33,072	34,505	35,938	37,371	38,804	40,237	41,670	43,103	44,536	45,969	47,402	48,835	50,268	51,701	53,134	54,567	56,000
Local - HANS/JPR Dedications				1,250	2,500	3,750	5,000	6,250	7,500	8,750	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total				65,619	69,418	73,218	77,017	80,816	84,615	88,414	92,213	96,013	99,812	103,611	107,410	111,209	115,008	118,808	122,607	126,406	130,205	134,004	137,803	141,603	145,402	149,201	153,000
Management and Monitoring Costs																											
Reserve Summary	***Financial Responsibility*** Monitoring	Management																									
State/ Federal																											
PQP	RCA	State/ Fed		282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000
ARL	RCA	State		23,041	24,474	25,907	27,340	28,773	30,206	31,639	33,072	34,505	35,938	37,371	38,804	40,237	41,670	43,103	44,536	45,969	47,402	48,835	50,268	51,701	53,134	54,567	56,000
Total				305,041	306,474	307,907	309,340	310,773	312,206	313,639	315,072	316,505	317,938	319,371	320,804	322,237	323,670	325,103	326,536	327,969	329,402	330,835	332,268	333,701	335,134	336,567	338,000
Local		Non-RCA Local																									
PQP	RCA			65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
ARL	RCA	RCA		42,578	44,944	47,311	49,677	52,043	54,409	56,775	59,141	61,508	63,874	66,240	68,606	70,972	73,338	75,705	78,071	80,437	82,803	85,169	87,535	89,902	92,268	94,634	97,000
Total				107,578	109,944	112,311	114,677	117,043	119,409	121,775	124,141	126,508	128,874	131,240	133,606	135,972	138,338	140,705	143,071	145,437	147,803	150,169	152,535	154,902	157,268	159,634	162,000
Total Acres under RCA Management				42,578	44,944	47,311	49,677	52,043	54,409	56,775	59,141	61,508	63,874	66,240	68,606	70,972	73,338	75,705	78,071	80,437	82,803	85,169	87,535	89,902	92,268	94,634	97,000
Total Acres under RCA Monitoring				412,619	416,418	420,218	424,017	427,816	431,615	435,414	439,213	443,013	446,812	450,611	454,410	458,209	462,008	465,808	469,607	473,406	477,205	481,004	484,803	488,603	492,402	496,201	500,000
COSTS (all constant 2019 dollars)																											
Land Acquisition Costs																											
Local, ARL, Annual	$14,288	S/Acre		$15,947,780	$15,947,780	$15,947,780	$15,947,780	$15,947,780	$15,947,780	$15,947,780	$15,947,780	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771	$33,807,771
Land Transaction Costs	5%	of acquisition costs		$797,389	$797,389	$797,389	$797,389	$797,389	$797,389	$797,389	$797,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389	$1,690,389
Total, Land Acquisition Costs				$16,745,170	$16,745,170	$16,745,170	$16,745,170	$16,745,170	$16,745,170	$16,745,170	$16,745,170	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159	$35,498,159
Local, ARL, Cumulative				$16,745,170	$33,490,339	$50,235,509	$66,980,678	$83,725,848	$100,471,017	$117,216,187	$133,961,356	$169,459,515	$204,957,674	$240,455,833	$275,953,992	$311,452,152	$346,950,311	$382,448,470	$417,946,629	$453,444,788	$488,942,947	$524,441,106	$559,939,265	$595,437,424	$630,935,583	$666,433,743	$701,931,902
Management and Monitoring Costs																											
Management, Annual	$32.70	S/Acre		$1,392,378	$1,469,755	$1,547,133	$1,624,511	$1,701,888	$1,779,266	$1,856,643	$1,934,021	$2,011,399	$2,088,776	$2,166,154	$2,243,532	$2,320,909	$2,398,287	$2,475,664	$2,553,042	$2,630,420	$2,707,797	$2,785,175	$2,862,553	$2,939,930	$3,017,308	$3,094,685	$3,172,063
Management Cumulative				$1,392,378	$2,862,133	$4,409,266	$6,033,776	$7,735,664	$9,514,930	$11,371,574	$13,305,595	$15,316,993	$17,405,770	$19,571,923	$21,815,455	$24,136,364	$26,534,651	$29,010,315	$31,563,357	$34,193,777	$36,901,574	$39,686,749	$42,549,302	$45,489,232	$48,506,540	$51,601,225	$54,773,288
Monitoring, Annual	$3.01	S/Acre		$1,243,449	$1,254,898	$1,266,347	$1,277,796	$1,289,245	$1,300,694	$1,312,143	$1,323,592	$1,335,041	$1,346,490	$1,357,939	$1,369,388	$1,380,837	$1,392,286	$1,403,735	$1,415,184	$1,426,633	$1,438,082	$1,449,531	$1,460,980	$1,472,429	$1,483,878	$1,495,327	$1,506,776
Monitoring Cumulative				$1,243,449	$2,498,347	$3,764,694	$5,042,490	$6,331,735	$7,632,429	$8,944,572	$10,268,163	$11,603,204	$12,949,694	$14,307,633	$15,677,021	$17,057,857	$18,450,143	$19,853,878	$21,269,062	$22,695,694	$24,133,776	$25,583,307	$27,044,286	$28,516,715	$30,000,593	$31,495,919	$33,002,695
Endowment Costs																											
Net Endowment Funding, Annual				$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714
Net Endowment Funding, Cumulative				$6,541,714	$13,083,429	$19,625,143	$26,166,857	$32,708,572	$39,250,286	$45,792,000	$52,333,715	$58,875,429	$65,417,143	$71,958,858	$78,500,572	$85,042,286	$91,584,001	$98,125,715	$104,667,429	$111,209,144	$117,750,858	$124,292,572	$130,834,286	$137,376,001	$143,917,715	$150,459,429	$157,001,144
Administrative Costs [2]																											
RCA Staff Costs				$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495	$2,288,495
Professional Services				$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062	$1,466,062
Loan Repayment [3]				$1,000,000	$1,000,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other				$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254	$400,254
Total Annual Costs				$5,154,811	$5,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811	$4,154,811
Cumulative Costs				$5,154,811	$10,309,622	$14,464,433	$18,619,244	$22,774,055	$26,928,866	$31,083,677	$35,238,488	$39,393,299	$43,548,111	$47,702,922	$51,857,733	$56,012,544	$60,167,355	$64,322,166	$68,476,977	$72,631,788	$76,786,599	$80,941,410	$85,096,221	$89,251,032	$93,405,843	$97,560,654	$101,715,465
TOTAL ALL COSTS																											
TOTAL Annual				$31,077,521	$31,166,348	$30,255,175	$30,344,001	$30,432,828	$30,521,655	$30,610,481	$30,699,308	$49,541,124	$49,629,951	$49,718,777	$49,807,604	$49,896,430	$49,985,257	$50,074,084	$50,162,910	$50,251,737	$50,340,563	$50,429,390	$50,518,217	$50,607,043	$50,695,870	$50,784,697	$50,873,523
TOTAL Cumulative				$31,077,521	$62,243,870	$92,499,044	$122,843,046	$153,275,874	$183,797,528	$214,408,009	$245,107,317	$294,648,441	$344,278,392	$393,997,169	$443,804,773	$493,701,203	$543,686,460	$593,760,544	$643,923,454	$694,175,191	$744,515,754	$794,945,144	$845,463,361	$896,070,404	$946,766,274	$997,550,971	$1,048,424,494

1. All local land conserved to date, including all HANS dedications to date, are captured in the year 17 number.
2. RCA Administrative Costs are based on a three year average of FY 2016-17 through FY 2018-19 actual costs, adjusted to 2019 dollars.
3. Annual administrative costs decrease in year 19 due to assumption that loan repayment is completed.

APPENDIX II:

Detailed Time Series of Endowment Funding

Annual Cost Estimate for Management and Monitoring, Constant 2019$

Cost Categories	Annual Cost by Last Year of Land Acquisition Period	Adjustment	Annual Post-Land Acquisition Cost
Ongoing Habitat Management	$3,172,063	100%	$3,172,063
Ongoing Habitat Monitoring	$1,506,776	100%	$1,506,776
Administration[1]	$4,154,811	50%	$2,077,406
Total	**$8,833,650**		**$6,756,244**

1. Adminsitration includes salaries and benefits, accounting, auditing and reporting, contracts, etc.. Assumes less administration is needed following the land acquisition period; ongoing adminsitrative needs include oversight, auditing and reporting, and board staffing.

Sources: Western Riverside County Regional Conservation Authority; and Economic & Planning Systems, Inc.

Endowment Funding – No Extension Scenario

Item	1	2	3	4	5	6	7	8	9	Post-Permit
New Impact Acres (avg. annual)	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	
Average Per Acre Endowment Fee	$9,845	$9,845	$9,845	$9,845	$9,845	$9,845	$9,845	$9,845	$9,845	
Annual Endowment Funding	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	$22,168,105	
Endowment Balance	$22,168,105	$44,336,210	$67,169,359	$90,687,502	$114,911,189	$139,861,586	$165,560,496	$192,030,373	$219,294,346	
Annual Interest	$0	$665,043	$1,350,038	$2,055,582	$2,782,293	$3,530,804	$4,301,772	$5,095,868	$5,913,787	
Cumulative Interest Earnings	$0	$665,043	$2,015,081	$4,070,663	$6,852,955	$10,383,760	$14,685,531	$19,781,399	$25,695,187	
Total Endowment	$22,168,105	$45,001,254	$68,519,396	$92,743,083	$117,693,481	$143,392,391	$169,862,268	$197,126,241	$225,208,133	
Average Annual Post Permit Interest										$6,756,244

(1) Endowment fee set to ensure that, at the end of the permit term, the total endowment (Including endowment fee revenues and interest) are sufficient to provide annual interest revenues equal to the post-permit annual cost. The real interest rate is assumed to be 3 percent annually.

Assumptions	
20,265	impact acres developed
9	year plan
3%	interest rate (real, net)
$6,756,244	annual post-permit cost estimate
$9,845	Endowment Funding Per Acre of Conservation

Endowment Funding – 5 Year Extension Scenario

Item	1	2	3	4	5	6	7	8	9	10	11	12	13	14	Post-Permit
New Impact Acres (avg. annual)	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	
Average Per Acre Endowment Fee	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	$5,854	
Annual Endowment Funding	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	$13,180,608	
Endowment Balance	$13,180,608	$26,361,215	$39,937,241	$53,920,547	$68,323,353	$83,158,243	$98,438,180	$114,176,514	$130,386,999	$147,083,799	$164,281,502	$181,995,136	$200,240,180	$219,032,574	
Annual Interest	$0	$395,418	$802,699	$1,222,198	$1,654,282	$2,099,329	$2,557,727	$3,029,877	$3,516,192	$4,017,096	$4,533,027	$5,064,436	$5,611,787	$6,175,559	
Cumulative Interest Earnings	$0	$395,418	$1,198,117	$2,420,315	$4,074,598	$6,173,927	$8,731,654	$11,761,531	$15,277,723	$19,294,819	$23,827,846	$28,892,281	$34,504,069	$40,679,628	
Total Endowment	$13,180,608	$26,756,633	$40,739,940	$55,142,746	$69,977,636	$85,257,572	$100,995,907	$117,206,392	$133,903,191	$151,100,894	$168,814,529	$187,059,572	$205,851,967	$225,208,133	
Average Annual Post Permit Interest															$6,756,244

(1) Endowment fee set to ensure that, at the end of the permit term, the total endowment (Including endowment fee revenues and interest) are sufficient to provide annual interest revenues equal to the post-permit annual cost. The real interest rate is assumed to be 3 percent annually.

Assumptions

31,523	impact acres developed
14	year plan
3%	interest rate (real, net)
$6,756,244	annual post-permit cost estimate
$5,854	Endowment Funding Per Acre of Conservation

Endowment Funding – 10 Year Extension Scenario

Item	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	Post-Permit
New Impact Acres (avg. annual)	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	
Average Per Acre Endowment Fee	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	$3,982	
Annual Endowment Funding	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	$8,966,410	
Endowment Balance	$8,966,410	$17,932,819	$27,168,221	$36,680,686	$46,478,524	$56,570,297	$66,964,823	$77,671,185	$88,698,738	$100,057,118	$111,756,249	$123,806,354	$136,217,962	$149,001,918	$162,169,393	$175,731,892	$189,701,266	$204,089,722	$218,909,831	
Annual Interest	$0	$268,992	$546,054	$831,428	$1,125,363	$1,428,117	$1,739,952	$2,061,143	$2,391,970	$2,732,721	$3,083,695	$3,445,198	$3,817,547	$4,201,065	$4,596,089	$5,002,964	$5,422,046	$5,853,699	$6,298,303	
Cumulative Interest Earnings	$0	$268,992	$815,047	$1,646,475	$2,771,838	$4,199,955	$5,939,907	$8,001,051	$10,393,020	$13,125,742	$16,209,437	$19,654,635	$23,472,182	$27,673,247	$32,269,336	$37,272,301	$42,694,347	$48,548,046	$54,846,349	
Total Endowment	$8,966,410	$18,201,812	$27,714,276	$37,512,114	$47,603,887	$57,998,413	$68,704,775	$79,732,328	$91,090,708	$102,789,839	$114,839,944	$127,251,552	$140,035,508	$153,202,983	$166,765,482	$180,734,856	$195,123,312	$209,943,421	$225,208,133	
Average Annual Post Permit Interest																				$6,756,244

(1) Endowment fee set to ensure that, at the end of the permit term, the total endowment (Including endowment fee revenues and interest) are sufficient to provide annual interest revenues equal to the post-permit annual cost. The real interest rate is assumed to be 3 percent annually.

Assumptions	
42,782	impact acres developed
19	year plan
3%	interest rate (real, net)
$6,756,244	annual post-permit cost estimate
$3,982	Endowment Funding Per Acre of Conservation

Endowment Funding – 15 Year Extension Scenario

Item	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
New Impact Acres (avg. annual)	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252
Average Per Acre Endowment Fee	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905
Annual Endowment Funding	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714
Endowment Balance	$6,541,714	$13,083,429	$19,821,394	$26,761,499	$33,909,807	$41,272,564	$48,856,204	$56,667,353	$64,712,836	$72,999,684	$81,535,138	$90,326,655	$99,381,917	$108,708,838	$118,315,566
Annual Interest	$0	$196,251	$398,390	$606,594	$821,043	$1,041,925	$1,269,435	$1,503,769	$1,745,134	$1,993,739	$2,249,803	$2,513,548	$2,785,206	$3,065,014	$3,353,216
Cumulative Interest Earnings	$0	$196,251	$594,642	$1,201,235	$2,022,278	$3,064,204	$4,333,638	$5,837,407	$7,582,541	$9,576,280	$11,826,083	$14,339,631	$17,124,837	$20,189,851	$23,543,067
Total Endowment	$6,541,714	$13,279,680	$20,219,785	$27,368,093	$34,730,850	$42,314,490	$50,125,639	$58,171,122	$66,457,970	$74,993,424	$83,784,941	$92,840,203	$102,167,123	$111,773,852	$121,668,781
Average Annual Post Permit Interest															

16	17	18	19	20	21	22	23	24	Post-Permit
2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	2,252	
$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	$2,905	
$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	$6,541,714	
$128,210,496	$138,402,273	$148,899,805	$159,712,262	$170,849,092	$182,320,028	$194,135,092	$206,304,607	$218,839,209	
$3,650,063	$3,955,817	$4,270,743	$4,595,116	$4,929,221	$5,273,349	$5,627,801	$5,992,887	$6,368,925	
$27,193,130	$31,148,947	$35,419,689	$40,014,806	$44,944,027	$50,217,377	$55,845,178	$61,838,065	$68,206,990	
$131,860,559	$142,358,090	$153,170,547	$164,307,378	$175,778,314	$187,593,377	$199,762,893	$212,297,494	$225,208,133	
									$6,756,244

(1) Endowment fee set to ensure that, at the end of the permit term, the total endowment (Including endowment fee revenues and interest) are sufficient to provide annual interest revenues equal to the post-permit annual cost. The real interest rate is assumed to be 3 percent annually.

Assumptions

54,040	impact acres developed
24	year plan
3%	interest rate (real, net)
$6,756,244	annual post-permit cost estimate
$2,905	Endowment Funding Per Acre of Conservation

Appendix G - TUMF 2016 Program Update Disposition of Network Change Requests

As part of the 2024 update of the TUMF Nexus Study, the list of proposed improvements to mitigate the cumulative regional impacts of new development in the TUMF Network Cost Estimate table included in the previously adopted Nexus Study was reviewed for accuracy. In particular, the Network Cost table was reviewed to ensure the included projects were consistent with the mitigation needs identified by the RivCoM future year no-build traffic conditions.

To assist in the review of the Network Cost Estimate table, participating local jurisdictions, private developers and the Riverside County Transportation Commission were asked to submit requests for changes to the TUMF Network. The various requests for network changes were subsequently reviewed for consistency with the program guidelines for inclusion on the TUMF Network and to determine if future traffic impacts would be sufficient to require mitigation primarily utilizing the RivCoM future no-build scenario outputs to quantify impacts as well as screening the various qualitative measures that have guided the TUMF Network development since program inception.

Based on the findings of the review of the entire TUMF network, elements of specific projects were revised to reflect only necessary network corrections, modifications to project assumptions and to incorporate a limited number of additional improvements. The preliminary results of the network review and the associated screening of specific requested projects was presented to the WRCOG Public Works Directors Committee (PWC) in August 2023. Updated screening results were presented to the PWC in February 2024 and the findings endorsed confirming the TUMF Network as the basis for the Draft 2024 Nexus Study that was subsequently presented to the PWC for review and comment in April 2024. A matrix summarizing the disposition of the specific project requests received as part of the 2024 TUMF Nexus Update is included as **Exhibit G-1** in this Appendix.

With the release of the Draft 2024 Nexus Update Study Report for a formal review period commencing on May 14, 2024, and ending on June 10, 2024, additional comments were provided to WRCOG staff by thirteen participating jurisdictions or other stakeholders. These comments were reviewed by WRCOG staff and responses were provided to each of the parties that submitted comments. The responses included several changes to the TUMF network to remedy typographical errors contained in the draft report, including misreporting in the number of existing lanes, project percent complete and interchange project type for approximately 10 TUMF network segments. The recommended network revisions were presented to the PWC on August 8, 2024, and are reflected in the TUMF network cost table included in **Exhibit H-1**.

EXHIBIT G-1
2024 TUMF Nexus Study Update - Network Addition Requests

Northwest Zone

City/ County	Street Name	From	To	Recommendation
Eastvale	Hellman	River Road	Walter	Add to network for continuity and mitigate future v/c deficiency
Eastvale	Hellman	Schleisman	Walter	Add to network for continuity and mitigate future v/c deficiency
Eastvale	Hellman	Cucamonga Creek	bridge	Add to network for continuity and mitigate future v/c deficiency
Eastvale	River Rd	Archibald	Hellman	Add to network for continuity and mitigate future v/c deficiency
Eastvale	Limonite ITS	city wide		Add to network for deficient links with no capacity increase
Eastvale	Hamner ITS	city wide		Add to networks for deficient links with no capacity increase
Eastvale	Schliesman ITS	city wide		Add to networks for deficient links with no capacity increase
Eastvale	Archibald ITS	city wide		Add to networks for deficient links with no capacity increase
Eastvale	Limonite	Cucamonga Creek	bridge	Bridge length increased to 500'
Riverside	3rd	Chicago	Iowa	Do not add - no V/C deficiency and interchange overcrossing reconstructed to 4 lanes in 2006-2007
Riverside	La Sierra ITS	SR-91	Victoria	Add to network for deficient links with no capacity increase
Riverside	Madison ITS	SR-91	Victoria	Add to network for deficient links with no capacity increase
Riverside	University ITS	Market St	Canyon Crest	Add to network for deficient links with no capacity increase
Riverside	Tyler ITS	California Ave	Indiana Ave	Do not add - no V/C deficiency
Riverside	Alessandro Blvd ITS	Fairview Ave	Meridian	Add to network for deficient links with no capacity increase
County	Markham St	Mockingbird Canyon	Wood Rd	Do not add - no regional connectivity or V/C deficiency

Central Zone

City/ County	Street Name	From	To	Recommendation
Menifee	Garbani	Haun	Antelope	Do not add - no future v/c deficiency
Menifee	Garbani	I-215	Interchange	Add to network to mitigate future v/c deficiency
Menifee	Garbani	I-215	Menifee	Do not add - no future v/c deficiency
Menifee	Garbani	Menifee	Briggs	Do not add - no future v/c deficiency
Menifee	Holland	City Limits (West)	Murrieta	Do not add - no future v/c deficiency
Menifee	Holland	Murrieta	Bradley	Add to network for continuity and mitigate future v/c deficiency
Menifee	Holland	Bradley	Haun	Add to network for continuity and mitigate future v/c deficiency
Menifee	Holland	Antelope	Muenifee	Add to network for continuity and mitigate future v/c deficiency
Menifee	Scott	Haun	Menifee	Already on TUMF Network
Menifee	Scott	Menifee	Briggs	Already on TUMF Network
Menifee	Scott	Sunset	Murrieta	Already on TUMF Network
Menifee	Briggs	Simpson	Angler	Already on TUMF Network
Menifee	Briggs	Salt Creek	bridge	Already on TUMF Network
Perris	Ethanac	Bridge	San Jacinto River	Already on TUMF Network
Unincorporated	Grand Ave	Briggs Rd	SR-79	Do not add - no future v/c deficiency

San Jacinto Zone

City/ County	Street Name	From	To	Recommendation
Hemet	Stetson	Warren	0.85 Miles w/o Warren	Do not add - no regional connectivity or V/C deficiency
San Jacinto	7th St	Western Terminus	Warren Rd	Do not add - no future v/c deficiency
San Jacinto	7st St	Channel adjacent to Warren	bridge	Do not add - no future v/c deficiency

Pass Zone

City/ County	Street Name	From	To	Recommendation
Banning	Highland Springs	Cherry Valley	Oak Valley	Already on TUMF Network - no v/c deficiency
Banning	Cottonwood	I-10	Interchange	Do not add - no connectivity to regional network
Banning	Wilson	Highland Springs	Highland Home	Already on TUMF Network - no v/c deficiency
Banning	Sun Lakes	Smith Creek	bridge	Segment already on TUMF Network - Bridge added

Southwest Zone

City/ County	Street Name	From	To	Recommendation
Lake Elsinore	Camino del Norte	Summerhill	Main	Do not add - no connectivity to regional network
Lake Elsinore	Summerhill	Railroad Canyon	Greenwald	Do not add - no regional connectivity or V/C deficiency
Lake Elsinore	Nichols	I-15	Lake	Already on TUMF Network
Wildomar	Inland Valley Dr	I-15	bridge	Do not add - no connectivity to regional network
Wildomar	Palomar	Starbuck	Washington	Already on TUMF Network
Wildomar	Bundy Canyon	I-15	City Limits (Sunset)	Already on TUMF Network
Murrieta	Orange Springs Parkway	Clinton Keith	Scott	Do not add - no regional connectivity or V/C deficiency
Murrieta	Calle del Oso Oro	Vineyard Pkwy	Washington	Do not add - no regional connectivity or V/C deficiency
Murrieta	Calle del Oso Oro	1500 w/o Vineyard Pkwy	bridge	Do not add - no regional connectivity or V/C deficiency
Murrieta	Adams	Murrieta Hot Springs/Hawthorne	Cherry	Do not add - no regional connectivity or V/C deficiency
Temecula	Ynez Road	Rancho California	Santiago	Do not add - no connectivity to regional network
Temecula	Ynez Road/DePortola Road	Santiago	Margarita	Do not add - no connectivity to regional network
Temecula	ITS	Major Arterials (Winchester, Rancho California, Butterfield Stage, Temecula Pkwy, Margarita, Jefferson	City limits	Add to network for deficient links with no capacity increase

Appendix H - TUMF Network Cost Estimate and Evaluation

For the purpose of calculating the "fair share" fee to be applied to new development under the TUMF program, a planning level cost estimate was developed to reflect the cost to complete improvements to the Regional System of Highways and Arterials to adequately accommodate future traffic growth. The planning level cost estimate was established by applying the unit cost values (presented in **Table 4.1**) to the proposed changes identified for the future Regional System of Highways and Arterials. The resultant cost value was tabulated for each unique segment of the network, by improvement type, based on the proposed list of improvements recommended following the review of the TUMF Network (as described in **Section 4.3, Appendix E** and **Appendix G**). A separate cost estimate was generated for regional transit improvements based on information provided by RTA and added to the summary table. The TUMF Network cost estimate table is summarized in **Table 4.4** of the Nexus Report. The detailed TUMF Network cost estimate table is included in this Appendix as **Exhibit H-1**. The detailed TUMF transit cost estimate table is included as **Table 4.5** of the Nexus Report.

Where existing obligated funding has previously been secured through traditional funding sources to complete necessary improvements to the TUMF Network, the cost of these improvements will not be recaptured from future developments through the TUMF program. As a result, the TUMF network cost was adjusted accordingly to reflect the availability of obligated funds.

WRCOG staff, in consultation with RCTC staff, reviewed the current Regional Transportation Improvement Program (RTIP) to identify transportation projects on the TUMF network that had previously secured alternate sources of funding. **Exhibit H-2** identifies those projects included on the TUMF Network having previously obligated funding.

To account for existing needs in the original TUMF Nexus Study, the cost for facilities identified as currently experiencing LOS E or F was adjusted by extracting the share of the cost to improve the portion of those facilities identified in the 2018 Baseline network scenario with a volume to capacity ratio of greater than 0.90, which is the threshold for LOS E. The adjustment to account for existing need as part of the TUMF Nexus Study provides for the mitigation of incremental traffic growth on those facilities with existing need.

The following approach was applied to account for incremental traffic growth associated with new development as part of the existing need methodology:

1. 1. Facilities with an existing need were identified by reviewing the RivCoM 2018 Baseline scenario assigned traffic on the 2021 existing network and delineating those facilities included on the TUMF Cost Fee Summary Table that have an average directional v/c exceeding 0.90.

    a. Weighted directional v/c values were used to determine existing need for network segments, which was calculated by:

i. Determining the length for the portion of each segment (model link), and calculating the ratio of link length to the overall segment length
ii. Generating the average directional v/c for each link, for both directions in AM and PM periods, and multiplying by link/segment length ratio
iii. Determining the maximum peak-period peak-direction v/c for each link, representing the highest directional v/c in either AM or PM
iv. Calculating weighted average v/c for each TUMF segment, based on the sum of all weighted max v/c values of each link within a segment

b. A similar method was used to determine existing need for spot improvements including interchanges, railroad crossings and bridges. However, no weighting was used in the calculation of existing need for spot improvements. For these facilities, the peak-period peak-direction v/c values (highest directional v/c in either AM or PM) were utilized in the existing need calculation. This was based on the individual link within a network segment where a bridge or railroad crossing is located, or on- and off-ramps in the case of interchanges.

2. Initial costs of addressing the existing need were calculated by estimating the share of a particular roadway segments "new lane" cost, or individual spot improvement cost (including all associated ROW and soft costs).

3. Incremental growth in v/c was determined by comparing the average directional base year v/c for the TUMF facilities (delineated under step one) with the horizon year v/c for the corresponding segments and spot improvements calculated based on the RivCoM 2045 No-Build scenario assigned traffic on the 2021 existing network using the same methodology as the base year v/c.

4. The proportion of the incremental growth attributable to new development was determined by dividing the result of step three with the total 2045 No-Build scenario v/c in excess of LOS E.

5. For those segments experiencing a net increase in v/c over the base year, TUMF will 'discount' the cost of existing need improvements by the proportion of the incremental v/c growth through 2045 No-Build compared to the 2018 Baseline v/c (up to a maximum of 100%).

Exhibit H-2 includes a detailed breakdown of the existing highway improvement needs on the TUMF network, including the associated unfunded improvement cost estimate for each segment experiencing unacceptable LOS.

For transit service improvements, the cost to provide for existing demand was determined by multiplying the total transit component cost by the share of future

projected daily bus transit ridership representing existing demand. **Exhibit H-3** reflects the calculation of the existing transit need share and the existing transit need cost.

To validate the effectiveness of the TUMF Network improvements to mitigate the cumulative regional transportation impacts of new development in Western Riverside County, the future TUMF Network was evaluated. The proposed improvements to the Regional System of Highways and Arterials were coded on the 2021 existing network derived from RivCoM and the model was run to determine the relative impacts on traffic conditions. To quantify the impacts of the TUMF Network improvements, the various traffic measures of effectiveness described in **Section 3.1** for the 2018 Baseline and 2045 No-Build scenarios were calculated for the 2045 TUMF Build network scenario. The results for VMT, VHT, VHD, and total VMT experiencing unacceptable level of service (LOS E) were then compared to the results presented in **Table 3.1** for the no-build conditions. The consolidated results are provided in **Table 4.6**.

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	NETWORK	MILES	EXISTINGLN	FUTURELN	% COMPLETE	INCREASELN	MILES TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE
Central	Menifee	Ethanac	Goetz	Murrieta	Backbone	0.99	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Ethanac	Murrieta	I-215	Backbone	0.90	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Ethanac	I-215	Interchange	Backbone	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Central	Menifee	Ethanac	Sherman	Matthews	Backbone	0.61	2	4	0%	1.23	1	3	0	0	0	0	$1,388,000	$601,000	$0	$0	$0	$0	$0	$139,000	$347,000	$199,000	$2,674,000	$2,674,000
Central	Menifee	Ethanac	BNSF San Jacinto Branch	railroad crossing	Backbone	0.00	2	4	0%	0.00	1	3	0	0	1	0	$0	$0	$0	$0	$72,800,000	$0	$0	$7,280,000	$18,200,000	$7,280,000	$105,560,000	$105,560,000
Central	Menifee	Ethanac	SR-74 (Pinacate)	Simpson	Backbone	2.50	2	4	88%	0.60	1	3	0	0	0	0	$678,000	$294,000	$0	$0	$0	$0	$0	$68,000	$170,000	$97,000	$1,307,000	$1,307,000
Central	Menifee	Menifee	Salt Creek	bridge	Backbone	0.00	2	4	0%	0.00	1	3	0	315	0	0	$0	$0	$0	$3,024,000	$0	$0	$0	$302,000	$756,000	$302,000	$4,384,000	$4,384,000
Central	Menifee	Menifee	Simpson	Aldergate	Backbone	0.64	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Aldergate	Newport	Holland	Backbone	0.98	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Menifee	Newport	Holland	Backbone	1.07	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Menifee	Holland	Garbani	Backbone	1.03	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Garbani	Scott	Murrieta	Backbone	1.00	2	4	0%	2.00	1	3	0	0	0	0	$2,260,000	$978,000	$0	$0	$0	$0	$0	$226,000	$565,000	$324,000	$4,353,000	$4,353,000
Central	Menifee	Menifee/Whitewood	Scott	Murrieta City Limit	Backbone	0.53	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Newport	Goetz	Murrieta	Backbone	1.81	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Newport	Murrieta	I-215	Backbone	1.99	4	6	87%	0.52	1	3	0	0	0	0	$586,000	$254,000	$0	$0	$0	$0	$0	$59,000	$147,000	$84,000	$1,130,000	$1,130,000
Central	Menifee	Newport	I-215	Menifee	Backbone	1.02	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Newport	Menifee	Lindenberger	Backbone	0.77	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Newport	Lindenberger	SR-79 (Winchester)	Backbone	3.58	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Scott	I-215	Briggs	Backbone	1.98	4	6	0%	3.96	1	3	0	0	0	0	$4,483,000	$1,941,000	$0	$0	$0	$0	$0	$448,000	$1,121,000	$642,000	$8,635,000	$8,635,000
Central	Menifee	Scott	I-215	Interchange	Backbone	0.00	0	0	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Scott	Sunset	Murrieta	Backbone	1.01	2	4	0%	2.01	1	3	0	0	0	0	$2,278,000	$986,000	$0	$0	$0	$0	$0	$228,000	$570,000	$326,000	$4,388,000	$4,388,000
Central	Menifee	Scott	Murrieta	I-215	Backbone	1.94	2	6	0%	7.77	1	3	0	0	0	0	$8,799,000	$3,809,000	$0	$0	$0	$0	$0	$880,000	$2,200,000	$1,261,000	$16,949,000	$12,949,000
Central	Menifee	Matthews	Briggs	Bridge	Backbone	1.89	4	6	0%	3.79	1	3	0	0	0	0	$4,285,000	$1,855,000	$0	$0	$0	$0	$0	$429,000	$1,071,000	$614,000	$8,254,000	$8,254,000
Central	Moreno Valley	Alessandro	I-215	Perris	Backbone	3.52	4	6	75%	1.76	1	2	0	0	0	0	$1,992,000	$9,574,000	$0	$0	$0	$0	$0	$199,000	$498,000	$1,157,000	$13,420,000	$13,420,000
Central	Moreno Valley	Alessandro	Perris	Nason	Backbone	2.00	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Alessandro	Nason	Moreno Beach	Backbone	0.99	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Alessandro	Moreno Beach	Gilman Springs	Backbone	4.13	2	4	0%	8.26	1	3	0	0	0	0	$9,355,000	$4,049,000	$0	$0	$0	$0	$0	$936,000	$2,339,000	$1,340,000	$18,019,000	$18,019,000
Central	Moreno Valley	Gilman Springs	SR-60	Alessandro	Backbone	1.67	2	4	0%	3.34	1	3	0	0	0	0	$3,785,000	$1,639,000	$0	$0	$0	$0	$0	$379,000	$946,000	$542,000	$7,291,000	$7,291,000
Central	Moreno Valley	Gilman Springs	SR-60	interchange	Backbone	0.00	0	0	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Reche Vista	Perris	Ironwood	Backbone	2.09	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Perris	Ironwood	Sunnymead	Backbone	0.52	4	4	80%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Perris	SR-60	interchange	Backbone	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$11,192,000
Central	Moreno Valley	Perris	Sunnymead	Cactus	Backbone	2.00	4	4	25%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Perris	Cactus	Harley Knox	Backbone	3.64	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Reche Vista	Country	Heacock	Backbone	0.44	2	4	0%	0.88	2	2	0	0	0	0	$1,531,000	$4,787,000	$0	$0	$0	$0	$0	$153,000	$383,000	$632,000	$7,486,000	$3,799,000
Central	Perris	11th/Case	Perris	Goetz	I-215	0.30	2	4	0%	0.60	1	2	0	0	0	0	$680,000	$3,269,000	$0	$0	$0	$0	$0	$68,000	$170,000	$395,000	$4,582,000	$4,582,000
Central	Perris	Case	Goetz	I-215	Backbone	2.36	2	4	42%	2.74	1	2	0	0	0	0	$3,099,000	$14,893,000	$0	$0	$0	$0	$0	$310,000	$775,000	$1,799,000	$20,876,000	$20,876,000
Central	Perris	Case	San Jacinto River	bridge	Backbone	0.00	2	4	0%	0.00	1	2	0	125	0	0	$0	$0	$0	$1,200,000	$0	$0	$0	$120,000	$300,000	$120,000	$1,740,000	$1,235,000
Central	Perris	Ethanac	Keystone	Goetz	Backbone	2.24	0	2	38%	2.78	1	3	0	0	0	0	$3,144,000	$1,361,000	$0	$0	$0	$0	$0	$314,000	$786,000	$451,000	$6,056,000	$6,056,000
Central	Perris	Ethanac	San Jacinto River	bridge	Backbone	0.00	0	2	0%	0.00	1	3	0	400	0	0	$0	$0	$0	$3,840,000	$0	$0	$0	$384,000	$960,000	$384,000	$5,568,000	$5,568,000
Central	Perris	I-215	Sherman	Ethanac	Backbone	0.35	2	4	0%	0.70	1	2	0	0	0	0	$789,000	$3,793,000	$0	$0	$0	$0	$0	$79,000	$197,000	$458,000	$5,316,000	$5,316,000
Central	Perris	Goetz	Case	Ethanac	Backbone	2.16	2	4	84%	0.69	1	3	0	0	0	0	$782,000	$339,000	$0	$0	$0	$0	$0	$78,000	$196,000	$112,000	$1,507,000	$999,000
Central	Perris	Goetz	San Jacinto River	bridge	Backbone	0.00	2	4	0%	0.00	1	3	0	400	0	0	$0	$0	$0	$3,840,000	$0	$0	$0	$384,000	$960,000	$384,000	$5,568,000	$3,398,000
Central	Perris	Mid-County (Placentia)	I-215	Perris	Backbone	0.87	0	4	41%	2.05	1	2	0	0	0	0	$2,324,000	$11,169,000	$0	$0	$0	$0	$0	$232,000	$581,000	$1,349,000	$15,655,000	$15,655,000
Central	Perris	Mid-County (Placentia)	I-215	interchange	Backbone	0.00	0	0	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Mid-County (Placentia)	Perris	Evans	Backbone	1.57	0	4	52%	3.01	1	2	0	0	0	0	$3,412,000	$16,398,000	$0	$0	$0	$0	$0	$341,000	$853,000	$1,981,000	$22,985,000	$22,985,000
Central	Perris	Mid-County (Placentia)	Perris Valley Storm Channel	bridge	Backbone	0.00	0	4	0%	0.00	1	2	0	300	0	0	$0	$0	$0	$5,760,000	$0	$0	$0	$576,000	$1,440,000	$576,000	$8,352,000	$8,352,000
Central	Perris	Perris	Harley Knox	Ramona	Backbone	1.00	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Perris	Citrus	Ramona	Backbone	2.49	4	6	35%	3.24	1	3	0	0	0	0	$3,667,000	$1,587,000	$0	$0	$0	$0	$0	$367,000	$917,000	$525,000	$7,063,000	$7,063,000
Central	Perris	Perris	Citrus	Nuevo	Backbone	0.50	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Perris	Nuevo	11th	Backbone	1.75	2	4	74%	0.91	1	2	0	0	0	0	$1,028,000	$4,942,000	$0	$0	$0	$0	$0	$103,000	$257,000	$597,000	$6,927,000	$6,927,000
Central	Perris	Perris	I-215 overcrossing	bridge	Backbone	0.00	4	4	0%	0.00	1	2	0	300	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Ramona	I-215	Perris	Backbone	1.44	4	6	77%	0.66	1	2	0	0	0	0	$748,000	$3,595,000	$0	$0	$0	$0	$0	$75,000	$187,000	$434,000	$5,039,000	$5,039,000
Central	Perris	Ramona	I-215	interchange	Backbone	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$7,725,000
Central	Perris	Ramona	Perris	Evans	Backbone	1.00	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Ramona	Evans	Mid-County (2,800 ft E of Rider)	Backbone	2.62	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Perris	SR-74 (4th)	Ellis	I-215	Backbone	2.33	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Ethanac	SR-74	Keystone	Backbone	1.07	0	2	0%	2.14	1	3	0	0	0	0	$2,422,000	$1,049,000	$0	$0	$0	$0	$0	$242,000	$606,000	$347,000	$4,666,000	$4,666,000
Central	Unincorporated	Gilman Springs	Alessandro	Bridge Road	Backbone	5.00	2	4	0%	9.99	2	3	0	0	0	0	$17,389,000	$4,897,000	$0	$0	$0	$0	$0	$1,739,000	$4,347,000	$2,229,000	$30,601,000	$30,601,000
Central	Unincorporated	Menifee	Nuevo	SR-74 (Pinacate)	Backbone	4.07	2	4	6%	7.65	1	3	0	0	0	0	$8,662,000	$3,749,000	$0	$0	$0	$0	$0	$866,000	$2,166,000	$1,241,000	$16,684,000	$16,684,000
Central	Unincorporated	Mid-County	Evans	Ramona (2,800 ft E of Rider)	Backbone	0.77	0	4	0%	3.08	3	3	0	0	0	0	$7,238,000	$1,509,000	$0	$0	$0	$0	$0	$724,000	$1,810,000	$875,000	$12,156,000	$12,156,000
Central	Unincorporated	Mid-County (Ramona)	Ramona (2,800 ft E of Rider)	Pico Avenue	Backbone	0.44	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Mid-County (Ramona)	Pico Avenue	Bridge Road	Backbone	5.95	2	6	8%	21.91	1	3	0	0	0	0	$24,800,000	$10,735,000	$0	$0	$0	$0	$0	$2,480,000	$6,200,000	$3,554,000	$47,769,000	$47,769,000
Central	Unincorporated	Mid-County (Ramona)	San Jacinto River	bridge	Backbone	0.00	2	6	0%	0.00	1	3	0	1,300	0	0	$0	$0	$0	$24,960,000	$0	$0	$0	$2,496,000	$6,240,000	$2,496,000	$36,192,000	$36,192,000
Central	Unincorporated	Reche Canyon	San Bernardino County	Reche Vista	Backbone	3.35	2	2	0%	0.00	3	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Reche Vista	Country	Briggs	Backbone	1.22	2	2	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Scott	Briggs	SR-79 (Winchester)	Backbone	3.04	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	SR-74	Ethanac	Ellis	Backbone	2.72	4	4	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Cajalco	I-15	Temescal Canyon	Backbone	0.50	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Cajalco	I-15	interchange	Backbone	0.00	0	0	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Foothill	Paseo Grande	Lincoln	Backbone	2.60	4	4	0%	0.00	3	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Foothill	Wardlow Wash	bridge	Backbone	0.00	4	4	0%	0.00	3	3	0	300	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Foothill	Lincoln	California	Backbone	2.81	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Foothill	California	I-15	Backbone	0.89	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Green River	SR-91	Dominguez Ranch	Backbone	0.52	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Green River	Dominguez Ranch	Palisades	Backbone	0.56	6	6	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Green River	Palisades	Paseo Grande	Backbone	2.01	4	4	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Schleisman	San Bernardino County	600' e/o Cucamonga Creek	Backbone	0.65	6	6	0%	0.00	1	2	0	0	0	1	$0	$0	$0	$0	$0	$0	$446,000	$45,000	$112,000	$45,000	$648,000	$648,000
Northwest	Eastvale	Schleisman	Cucamonga Creek	bridge	Backbone	0.00	6	6	0%	0.00	1	2	0	200	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Schleisman	600' e/o Cucamonga Creek	Harrison	Backbone	0.87	6	6	0%	0.00	1	2	0	0	0	1	$0	$0	$0	$0	$0	$0	$597,000	$60,000	$149,000	$60,000	$866,000	$866,000
Northwest	Eastvale	Schleisman	Harrison	Sumner	Backbone	0.49	4	4	0%	0.00	1	2	0	0	0	1	$0	$0	$0	$0	$0	$0	$336,000	$34,000	$84,000	$34,000	$488,000	$488,000
Northwest	Eastvale	Schleisman	Sumner	Scholar	Backbone	0.50	2	4	0%	1.00	1	2	0	0	0	0	$1,132,000	$5,440,000	$0	$0	$0	$0	$0	$113,000	$283,000	$657,000	$7,625,000	$7,625,000
Northwest	Eastvale	Schleisman	Scholar	A Street	Backbone	0.31	5	6	95%	0.02	1	2	0	0	0	0	$18,000	$84,000	$0	$0	$0	$0	$0	$2,000	$5,000	$10,000	$119,000	$119,000
Northwest	Eastvale	Schleisman	A Street	Hamner	Backbone	0.27	4	6	95%	0.03	1	2	0	0	0	0	$31,000	$149,000	$0	$0	$0	$0	$0	$3,000	$8,000	$18,000	$209,000	$209,000
Northwest	Jurupa Valley	Van Buren	SR-60	Bellegrave	Backbone	1.57	4	6	0%	3.14	1	2	0	0	0	0	$3,552,000	$17,071,000	$0	$0	$0	$0	$0	$355,000	$888,000	$7,060,000	$23,928,000	$10,461,000
Northwest	Jurupa Valley	Van Buren	Bellegrave	Santa Ana River	Backbone	3.99	4	6	0%	7.99	1	2	0	0	0	0	$9,041,000	$43,446,000	$0	$0	$0	$0	$0	$904,000	$2,260,000	$5,249,000	$60,900,000	$0
Northwest	Riverside	Alessandro	Arlington	Trautwein	Backbone	2.42	6	6	0%	0.00	2	2	0	0	0	1	$0	$0	$0	$0	$0	$1,662,000	$166,000	$416,000	$166,000	$2,410,000	$2,410,000
Northwest	Riverside	Arlington	La Sierra	Magnolia	Backbone	5.84	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Arlington	Magnolia	Alessandro	Backbone	2.73	4	6	0%	5.46	2	2	0	0	0	0	$9,504,000	$29,713,000	$0	$0	$0	$0	$0	$950,000	$2,376,000	$3,922,000	$46,465,000	$46,465,000
Northwest	Riverside	Van Buren	Santa Ana River	SR-91	Backbone	3.81	4	6	91%	0.69	1	2	0	0	0	0	$776,000	$3,731,000	$0	$0	$0	$0	$0	$78,000	$194,000	$451,000	$5,230,000	$4,392,000
Northwest	Riverside	Van Buren	SR-91	Mockingbird Canyon	Backbone	3.08	4	6	16%	5.18	1	2	0	0	0	0	$5,863,000	$28,174,000	$0	$0	$0	$0	$0	$586,000	$1,466,000	$3,404,000	$39,493,000	$21,292,000
Northwest	Riverside	Van Buren	Wood	Trautwein	Backbone	0.43	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Van Buren	Trautwein	Orange Terrace	Backbone	1.27	5	6	22%	0.99	1	2	0	0	0	0	$1,124,000	$5,404,000	$0	$0	$0	$0	$0	$112,000	$281,000	$653,000	$7,574,000	$7,574,000
Northwest	Unincorporated	Alessandro	Trautwein	Vista Grande	Backbone	1.22	6	6	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Unincorporated	Alessandro	Vista Grande	I-215	Backbone	1.26	6	6	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Unincorporated	Cajalco	El Sobrante	Harley John	Backbone	0.86	2	6	0%	3.46	2	3	0	0	0	0	$6,012,000	$1,693,000	$0	$0	$0	$0	$0	$601,000	$1,503,000	$771,000	$10,580,000	$9,817,000
Northwest	Unincorporated	Cajalco	Harley John	Harvill	Backbone	5.81	2	6	6%	21.83	1	2	0	0	0	0	$24,716,000	$118,776,000	$0	$0	$0	$0	$0	$2,472,000	$6,179,000	$14,349,000	$166,492,000	$166,492,000
Northwest	Unincorporated	Cajalco	Harvill	I-215	Backbone	0.28	4	6	0%	0.57	1	3	0	0	0	0	$643,000	$278,000	$0	$0	$0	$0	$0	$64,000	$161,000	$92,000	$1,238,000	$1,238,000
Northwest	Unincorporated	Cajalco	Temescal Canyon	La Sierra	Backbone	3.21	2	6	2%	12.57	3	3	0	0	0	0	$29,533,000	$6,158,000	$0	$0	$0	$0	$0	$2,953,000	$7,383,000	$3,569,000	$49,596,000	$35,923,000
Northwest	Unincorporated	Cajalco	Temescal Wash	bridge	Backbone	0.00	2	6	0%	0.00	3	3	0	175	0	0	$0	$0	$0	$3,360,000	$0	$0	$0	$336,000	$840,000	$336,000	$4,872,000	$1,907,000
Northwest	Unincorporated	Cajalco	La Sierra	El Sobrante	Backbone	6.11	2	6	0%	24.44	3	3	0	0	0	0	$57,434,000	$11,976,000	$0	$0	$0	$0	$0	$5,743,000	$14,359,000	$6,941,000	$96,453,000	$96,453,000
Northwest	Unincorporated	Van Buren	Mockingbird Canyon	Wood	Backbone	4.42	4	6	0%	8.84	1	2	0	0	0	0	$10,010,000	$48,104,000	$0	$0	$0	$0	$0	$1,001,000	$2,503,000	$5,811,000	$67,429,000	$67,429,000
Northwest	Unincorporated	Van Buren	Orange Terrace	I-215	Backbone	1.89	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA	PLAN DEST CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	NETWORK	MILES	EXISTINGLN	FUTURELN	% COMPLETE	INCREASELN	MILES TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE
Pass	Banning	Highland Springs	Wilson (8th)	Sun Lakes	Backbone	0.76	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Banning	Highland Springs	I-10	interchange	Backbone	0.00	0	0	0%	0.00	1	2	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$32,516,000
Pass	Banning	Highland Springs	Oak Valley (14th)	Wilson (8th)	Backbone	0.73	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Banning	Highland Springs	Cherry Valley	Oak Valley (14th)	Backbone	1.53	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Banning	I-10 Bypass South	I-10	Morongo Trail (Apache Trail)	Backbone	3.29	0	2	0%	6.57	1	2	0	0	0	0	$7,439,000	$35,748,000	$0	$0	$0	$0	$744,000	$1,860,000	$4,319,000	$50,110,000	$50,110,000
Pass	Banning	I-10 Bypass South	I-10	interchange	Backbone	0.00	0	0	0%	0.00	1	2	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$63,061,000
Pass	Banning	I-10 Bypass South	San Gorgonio	bridge	Backbone	0.00	0	2	0%	0.00	1	2	0	300	0	0	$0	$0	$0	$2,880,000	$0	$0	$288,000	$720,000	$288,000	$4,176,000	$4,176,000
Pass	Banning	I-10 Bypass South	UP/Hargrave	railroad crossing	Backbone	0.00	0	2	0%	0.00	1	2	0	0	1	0	$0	$0	$0	$0	$36,400,000	$0	$3,640,000	$9,100,000	$3,640,000	$52,780,000	$52,780,000
Pass	Beaumont	Beaumont	Oak Valley (14th)	I-10	Backbone	1.37	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Beaumont	Potrero	Oak Valley (San Timoteo Cany	SR-60	Backbone	0.72	2	4	65%	0.50	1	3	0	0	0	0	$571,000	$247,000	$0	$0	$0	$0	$57,000	$143,000	$82,000	$1,100,000	$1,100,000
Pass	Beaumont	Potrero	SR-60	interchange	Backbone	0.00	0	0	0%	0.00	1	3	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$29,561,000
Pass	Beaumont	Potrero	UP	railroad crossing	Backbone	0.00	4	4	0%	0.00	1	3	0	0	2	0	$0	$0	$0	$0	$27,600,000	$0	$2,760,000	$6,900,000	$2,760,000	$40,020,000	$40,020,000
Pass	Beaumont	Potrero	Noble Creek	bridge	Backbone	0.00	4	4	0%	0.00	1	3	0	500	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Beaumont	Potrero	SR-60	4th	Backbone	0.45	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Beaumont	SR-79 (Beaumont)	I-10	California	Backbone	1.15	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Beaumont	SR-79 (Beaumont)	I-10	interchange	Backbone	0.00	0	0	0%	0.00	1	2	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$7,408,000
Pass	Calimesa	Cherry Valley	I-10	interchange	Backbone	0.00	0	0	0%	0.00	1	3	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$59,773,000
Pass	Calimesa	Cherry Valley	Roberts St	Roberts Rd	Backbone	0.70	2	4	0%	1.40	1	3	0	0	0	0	$1,585,000	$686,000	$0	$0	$0	$0	$159,000	$396,000	$227,000	$3,053,000	$3,053,000
Pass	Unincorporated	Cherry Valley	Beltlbower	Noble	Backbone	1.47	0	2	0%	2.94	1	3	0	0	0	0	$3,328,000	$1,441,000	$0	$0	$0	$0	$333,000	$832,000	$477,000	$6,411,000	$6,411,000
Pass	Unincorporated	Cherry Valley	Highland Springs	Beltlbower	Backbone	0.44	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Unincorporated	Cherry Valley	Noble	Roberts St	Backbone	3.25	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Unincorporated	Cherry Valley	San Timoteo Wash	bridge	Backbone	0.00	2	2	0%	0.00	1	3	0	300	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass	Unincorporated	SR-79 (Lamb Canyon)	California	Gilman Springs	Backbone	5.23	4	4	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	Hemet	Domenigoni	Warren	Sanderson	Backbone	1.77	4	6	0%	3.54	1	3	0	0	0	0	$4,011,000	$1,736,000	$0	$0	$0	$0	$401,000	$1,003,000	$575,000	$7,726,000	$7,726,000
San Jacinto	Hemet	Domenigoni	Sanderson	State	Backbone	2.14	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	Hemet	SR-74	Winchester	Warren	Backbone	2.59	4	6	11%	4.62	1	2	0	0	0	0	$5,227,000	$25,117,000	$0	$0	$0	$0	$523,000	$1,307,000	$3,034,000	$35,208,000	$35,208,000
San Jacinto	San Jacinto	Mid-County (Ramona)	Warren	Sanderson	Backbone	1.73	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto	Mid-County (Ramona)	Sanderson/SR-79 (Hemet Bypa	interchange	Backbone	0.00	0	0	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto	Ramona	Sanderson	State	Backbone	2.39	4	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto	Ramona	State	Main	Backbone	2.66	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto	Ramona	Main	Cedar	Backbone	2.40	0	4	57%	4.13	1	2	0	0	0	0	$4,679,000	$22,485,000	$0	$0	$0	$0	$468,000	$1,170,000	$2,716,000	$31,518,000	$26,928,000
San Jacinto	San Jacinto	Ramona	Cedar	SR-74	Backbone	1.10	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	Unincorporated	Domenigoni	SR-79 (Winchester)	Warren	Backbone	3.10	4	6	0%	6.20	1	3	0	0	0	0	$7,013,000	$3,036,000	$0	$0	$0	$0	$701,000	$1,753,000	$1,005,000	$13,508,000	$13,508,000
San Jacinto	Unincorporated	Domenigoni	San Diego Aqueduct	bridge	Backbone	0.00	4	6	0%	0.00	1	3	0	300	0	0	$0	$0	$0	$2,880,000	$0	$0	$288,000	$720,000	$288,000	$4,176,000	$4,176,000
San Jacinto	Unincorporated	Gilman Springs	Bridge	Sanderson	Backbone	2.95	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto	Unincorporated	Mid-County (Ramona)	Bridge	Warren	Backbone	2.35	2	4	10%	4.23	1	3	0	0	0	0	$4,787,000	$2,072,000	$0	$0	$0	$0	$479,000	$1,197,000	$686,000	$9,221,000	$9,221,000
San Jacinto	Unincorporated	SR-74	Briggs	SR-79 (Winchester)	Backbone	3.54	4	6	0%	7.07	1	3	0	0	0	0	$8,004,000	$3,465,000	$0	$0	$0	$0	$800,000	$2,001,000	$1,147,000	$15,417,000	$15,417,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	SR-74 (Florida)	Domenigoni	Backbone	3.22	0	2	1%	6.38	1	3	0	0	0	0	$7,217,000	$3,124,000	$0	$0	$0	$0	$722,000	$1,804,000	$1,034,000	$13,901,000	$13,901,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	San Diego Aqueduct	bridge	Backbone	0.00	0	2	0%	0.00	1	3	0	300	0	0	$0	$0	$0	$2,880,000	$0	$0	$288,000	$720,000	$288,000	$4,176,000	$4,176,000
San Jacinto	Unincorporated	SR-79 (Hemet Bypass)	Domenigoni	Winchester	Backbone	1.50	0	2	0%	3.00	1	3	0	0	0	0	$3,396,000	$1,470,000	$0	$0	$0	$0	$340,000	$849,000	$487,000	$6,542,000	$6,542,000
San Jacinto	Unincorporated	SR-79 (San Jacinto Bypass)	Mid-County (Ramona)	SR-74 (Florida)	Backbone	6.50	0	4	0%	26.00	1	3	0	0	0	0	$29,432,000	$12,740,000	$0	$0	$0	$0	$2,943,000	$7,358,000	$4,217,000	$56,690,000	$56,690,000
San Jacinto	Unincorporated	SR-79 (Sanderson)	Gilman Springs	Ramona	Backbone	1.58	4	6	0%	3.16	1	3	0	0	0	0	$3,582,000	$1,550,000	$0	$0	$0	$0	$358,000	$896,000	$513,000	$6,899,000	$2,555,000
San Jacinto	Unincorporated	SR-79 (Sanderson)	San Jacinto River	bridge	Backbone	0.00	4	6	0%	0.00	1	3	0	1,400	0	0	$0	$0	$0	$13,440,000	$0	$0	$1,344,000	$3,360,000	$1,344,000	$19,488,000	$7,651,000
San Jacinto	Unincorporated	SR-79 (Winchester)	Domenigoni	Keller	Backbone	4.90	4	6	13%	8.53	1	2	0	0	0	0	$9,653,000	$46,387,000	$0	$0	$0	$0	$965,000	$2,413,000	$5,604,000	$65,022,000	$65,022,000
Southwest	Canyon Lake	Goetz	Railroad Canyon	Newport	Backbone	0.50	4	4	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Canyon Lake	Railroad Canyon	Canyon Hills	Goetz	Backbone	1.95	6	6	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	Canyon Hills	Backbone	2.36	6	6	50%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	interchange	Backbone	0.00	0	0	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	SR-74	I-15	interchange	Backbone	0.00	0	0	0%	0.00	1	3	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$24,162,000
Southwest	Murrieta	Clinton Keith	Copper Craft	Toulon	Backbone	1.31	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Clinton Keith	Toulon	I-215	Backbone	0.90	4	6	47%	0.95	1	3	0	0	0	0	$1,078,000	$466,000	$0	$0	$0	$0	$108,000	$270,000	$154,000	$2,076,000	$2,076,000
Southwest	Murrieta	Clinton Keith	I-215	Whitewood	Backbone	0.75	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	French Valley (Date)	Murrieta Hot Springs	Winchester Creek	Backbone	0.24	0	4	0%	0.96	1	2	0	0	0	0	$1,087,000	$5,222,000	$0	$0	$0	$0	$109,000	$272,000	$631,000	$7,321,000	$7,321,000
Southwest	Murrieta	French Valley (Date)	Winchester Creek	Margarita	Backbone	0.61	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Whitewood	Menifee City Limit	Keller	Backbone	0.55	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Whitewood	Keller	Clinton Keith	Backbone	2.00	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	French Valley (Cherry)	Jefferson	Diaz	Backbone	0.56	0	2	54%	0.52	1	2	0	0	0	0	$583,000	$2,803,000	$0	$0	$0	$0	$58,000	$146,000	$339,000	$3,929,000	$3,929,000
Southwest	Temecula	French Valley (Cherry)	Murrieta Creek	bridge	Backbone	0.00	0	2	0%	0.00	1	2	0	420	0	0	$0	$0	$0	$4,032,000	$0	$0	$403,000	$1,008,000	$403,000	$5,846,000	$5,846,000
Southwest	Temecula	French Valley (Date)	Margarita	Ynez	Backbone	0.91	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	French Valley (Date)	Ynez	Jefferson	Backbone	0.73	0	2	55%	0.66	1	2	0	0	0	0	$744,000	$3,574,000	$0	$0	$0	$0	$74,000	$186,000	$432,000	$5,010,000	$5,010,000
Southwest	Temecula	French Valley (Date)	I-15	interchange	Backbone	0.00	0	0	0%	0.00	1	2	1	0	0	0	$0	$0	$84,190,000	$0	$0	$0	$8,419,000	$21,048,000	$8,419,000	$122,076,000	$122,076,000
Southwest	Temecula	SR-79 (Winchester)	Murrieta Hot Springs	Jefferson	Backbone	2.71	6	6	0%	0.00	1	1	0	0	1	0	$0	$0	$0	$0	$1,860,000	$0	$186,000	$465,000	$186,000	$2,697,000	$2,697,000
Southwest	Temecula	SR-79 (Winchester)	I-15	interchange	Backbone	0.00	0	0	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Western Bypass (Diaz)	Cherry	Rancho California	Backbone	2.14	0	2	93%	0.30	1	2	0	0	0	0	$339,000	$1,630,000	$0	$0	$0	$0	$34,000	$85,000	$197,000	$2,285,000	$2,285,000
Southwest	Temecula	Western Bypass (Vincent Mora	Rancho California	SR-79 (Front)	Backbone	1.48	0	2	15%	2.52	3	2	0	0	0	0	$5,913,000	$13,687,000	$0	$0	$0	$0	$591,000	$1,478,000	$1,960,000	$23,629,000	$23,629,000
Southwest	Temecula	Western Bypass (Vincent Mora	I-15	interchange	Backbone	0.00	0	0	0%	0.00	3	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Western Bypass (Vincent Mora	Murrieta Creek	bridge	Backbone	0.00	0	2	0%	0.00	3	2	0	300	0	0	$0	$0	$0	$2,880,000	$0	$0	$288,000	$720,000	$288,000	$4,176,000	$4,176,000
Southwest	Unincorporated	Benton	SR-79	Eastern Bypass	Backbone	2.40	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Clinton Keith	Whitewood	SR-79	Backbone	2.54	0	4	75%	2.54	1	3	0	0	0	0	$2,875,000	$1,245,000	$0	$0	$0	$0	$288,000	$719,000	$412,000	$5,539,000	$5,539,000
Southwest	Unincorporated	Clinton Keith	Warm Springs Creek	bridge	Backbone	0.00	4	4	0%	0.00	1	3	0	1,200	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	SR-74	I-15	Ethanac	Backbone	4.97	4	6	9%	9.05	2	3	0	0	0	0	$15,740,000	$4,433,000	$0	$0	$0	$0	$1,574,000	$3,935,000	$2,017,000	$27,699,000	$26,347,000
Southwest	Unincorporated	SR-79 (Winchester)	Keller	Thompson	Backbone	2.47	4	6	9%	4.49	1	2	0	0	0	0	$5,079,000	$24,407,000	$0	$0	$0	$0	$508,000	$1,270,000	$2,949,000	$34,213,000	$34,213,000
Southwest	Unincorporated	SR-79 (Winchester)	Thompson	La Alba	Backbone	1.82	4	6	0%	3.63	1	2	0	0	0	0	$4,112,000	$19,761,000	$0	$0	$0	$0	$411,000	$1,028,000	$2,387,000	$27,699,000	$27,699,000
Southwest	Unincorporated	SR-79 (Winchester)	La Alba	Hunter	Backbone	0.51	4	6	0%	1.03	1	2	0	0	0	0	$1,166,000	$5,602,000	$0	$0	$0	$0	$117,000	$292,000	$677,000	$7,854,000	$3,042,000
Southwest	Unincorporated	SR-79 (Winchester)	Hunter	Murrieta Hot Springs	Backbone	1.14	4	6	88%	0.27	1	3	0	0	0	0	$309,000	$134,000	$0	$0	$0	$0	$31,000	$77,000	$44,000	$595,000	$442,000
Southwest	Wildomar	Bundy Canyon	I-15	Monte Vista	Backbone	0.22	4	6	0%	0.44	2	3	0	0	0	0	$774,000	$218,000	$0	$0	$0	$0	$77,000	$194,000	$99,000	$1,362,000	$1,362,000
Southwest	Wildomar	Bundy Canyon	Monte Vista	Sunset	Backbone	3.14	2	4	0%	6.29	3	3	0	0	0	0	$14,778,000	$3,081,000	$0	$0	$0	$0	$1,478,000	$3,695,000	$1,786,000	$24,818,000	$24,818,000
Southwest	Wildomar	Bundy Canyon	I-15	interchange	Backbone	0.00	0	0	0%	0.00	2	3	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$24,613,000
Southwest	Wildomar	Clinton Keith	Palomar	I-15	Backbone	0.55	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Wildomar	Clinton Keith	I-15	Copper Craft	Backbone	1.96	2	4	58%	1.64	2	3	0	0	0	0	$2,858,000	$805,000	$0	$0	$0	$0	$286,000	$715,000	$366,000	$5,030,000	$0
Subtotal					Backbone	269.95				318.02			11	8,835	3	7.14	$438,352,000	$682,621,000	$435,330,000	$74,976,000	$136,800,000	$4,901,000	$109,037,000	$272,606,000	$177,298,000	$2,331,921,000	$1,961,707,000

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA	PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	NETWORK	MILES	EXISTINGLN	FUTURELN	% COMPLETE	INCREASELN	MILES TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE
Central		Menifee	Briggs	Newport	Scott	Secondary	3.05	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Menifee	Briggs	SR-74 (Pinacate)	Simpson	Secondary	2.54	2	4	73%	1.37	1	3	0	0	0	0	$1,553,000	$670,000	$0	$0	$0	$0	$155,000	$388,000	$223,000	$2,991,000	$2,991,000
Central		Menifee	Briggs	Simpson	Old Newport	Secondary	1.50	0	2	17%	2.49	1	3	0	0	0	0	$2,819,000	$1,220,000	$0	$0	$0	$0	$282,000	$705,000	$404,000	$5,430,000	$5,430,000
Central		Menifee	Briggs	Salt Creek	bridge	Secondary	0.00	0	2	0%	0.00	1	3	0	600	0	0	$0	$0	$0	$5,760,000	$0	$0	$576,000	$1,440,000	$576,000	$8,352,000	$8,352,000
Central		Menifee	Garbani	I-215	interchange	Secondary	0.00	0	0	0%	0.00	1	3	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$42,483,000
Central		Menifee	Goetz	Juanita	Lesser Lane	Secondary	2.61	2	4	0%	5.22	1	3	0	0	0	0	$5,907,000	$2,557,000	$0	$0	$0	$0	$591,000	$1,477,000	$846,000	$11,378,000	$11,378,000
Central		Menifee	Goetz	Newport	Juanita	Secondary	1.36	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Menifee	Holland	Murrieta	Bradley	Secondary	1.03	2	4	0%	2.06	1	2	0	0	0	0	$2,332,000	$11,206,000	$0	$0	$0	$0	$233,000	$583,000	$1,354,000	$15,708,000	$15,708,000
Central		Menifee	Holland	Bradley	Haun	Secondary	0.75	2	4	0%	1.50	1	2	0	0	0	0	$1,698,000	$8,160,000	$0	$0	$0	$0	$170,000	$425,000	$986,000	$11,439,000	$11,439,000
Central		Menifee	Holland	Haun	Antelope	Secondary	0.31	0	4	0%	1.24	1	2	0	0	0	0	$1,404,000	$6,746,000	$0	$0	$0	$0	$140,000	$351,000	$815,000	$9,456,000	$9,456,000
Central		Menifee	Holland	I-215 overcrossing	bridge	Secondary	0.00	0	4	0%	0.00	1	2	0	350	0	0	$0	$0	$0	$6,720,000	$0	$0	$672,000	$1,680,000	$672,000	$9,744,000	$9,744,000
Central		Menifee	Holland	Antelope	Menifee	Secondary	0.70	2	4	64%	0.50	1	2	0	0	0	0	$571,000	$2,742,000	$0	$0	$0	$0	$57,000	$143,000	$331,000	$3,844,000	$3,844,000
Central		Menifee	McCall	I-215	Aspel	Secondary	1.23	4	6	0%	2.46	1	3	0	0	0	0	$2,780,000	$1,203,000	$0	$0	$0	$0	$278,000	$695,000	$398,000	$5,354,000	$5,354,000
Central		Menifee	McCall	I-215	interchange	Secondary	0.00	0	0	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Menifee	McCall	Aspel	Menifee	Secondary	0.95	2	4	45%	1.05	1	3	0	0	0	0	$1,188,000	$514,000	$0	$0	$0	$0	$119,000	$297,000	$170,000	$2,288,000	$2,288,000
Central		Menifee	Murrieta	Ethanac	McCall	Secondary	1.95	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Menifee	Murrieta	McCall	Newport	Secondary	2.03	2	4	10%	3.65	1	3	0	0	0	0	$4,136,000	$1,790,000	$0	$0	$0	$0	$414,000	$1,034,000	$593,000	$7,967,000	$7,967,000
Central		Menifee	Murrieta	Newport	Bundy Canyon	Secondary	3.00	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Cactus	I-215	Heacock	Secondary	2.17	4	6	83%	0.74	1	2	0	0	0	0	$834,000	$4,007,000	$0	$0	$0	$0	$83,000	$209,000	$484,000	$5,617,000	$5,617,000
Central		Moreno Valley	Cactus	I-215	interchange	Secondary	0.00	0	0	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Day	Ironwood	SR-60	Secondary	0.28	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Day	SR-60	interchange	Secondary	0.00	0	0	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Day	SR-60	Eucalyptus	Secondary	0.77	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Eucalyptus	I-215	Towngate	Secondary	1.00	4	6	42%	1.16	1	2	0	0	0	0	$1,313,000	$6,309,000	$0	$0	$0	$0	$131,000	$328,000	$762,000	$8,843,000	$8,843,000
Central		Moreno Valley	Eucalyptus	Towngate	Frederick	Secondary	0.67	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Eucalyptus	Frederick	Heacock	Secondary	1.01	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Eucalyptus	Heacock	Kitching	Secondary	1.01	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Eucalyptus	Kitching	Moreno Beach	Secondary	2.42	4	4	98%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Eucalyptus	Moreno Beach	Theodore	Secondary	2.28	4	4	47%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Frederick	SR-60	Alessandro	Secondary	1.63	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Heacock	Cactus	San Michele	Secondary	2.79	4	4	77%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Heacock	Reche Vista	Cactus	Secondary	4.73	4	4	92%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Heacock	San Michele	Hatley Knox	Secondary	0.74	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Ironwood	SR-60	Day	Secondary	1.33	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Ironwood	Day	Heacock	Secondary	2.01	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Lasselle	Alessandro	John F Kennedy	Secondary	1.00	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Lasselle	John F Kennedy	Oleander	Secondary	3.16	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Moreno Beach	Reche Canyon	SR-60	Secondary	1.23	2	4	0%	2.47	1	2	0	0	0	0	$2,790,000	$13,410,000	$0	$0	$0	$0	$279,000	$698,000	$1,620,000	$18,797,000	$18,797,000
Central		Moreno Valley	Moreno Beach	SR-60 overcrossing	bridge	Secondary	0.00	4	4	0%	0.00	1	2	0	260	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Nason	SR-60	Alessandro	Secondary	1.51	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Pigeon Pass	Ironwood	SR-60	Secondary	0.40	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Pigeon Pass/CETAP Corridor	Hidden Springs	Ironwood	Secondary	2.66	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Reche Canyon	Moreno Valley City Limit	Locust	Secondary	0.35	2	2	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Moreno Valley	Redlands	Locust	Alessandro	Secondary	2.75	2	4	5%	5.22	1	2	0	0	0	0	$5,907,000	$28,385,000	$0	$0	$0	$0	$591,000	$1,477,000	$3,429,000	$39,789,000	$39,789,000
Central		Moreno Valley	Redlands	SR-60	interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Central		Moreno Valley	Theodore	SR-60	Eucalyptus	Secondary	0.26	2	4	0%	0.52	1	2	0	0	0	0	$589,000	$2,829,000	$0	$0	$0	$0	$59,000	$147,000	$342,000	$3,966,000	$3,966,000
Central		Moreno Valley	Theodore	SR-60	interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Central		Perris	Ellis	Goetz	Evans	Secondary	1.27	0	4	14%	4.37	1	3	0	0	0	0	$4,945,000	$2,141,000	$0	$0	$0	$0	$495,000	$1,236,000	$709,000	$9,526,000	$9,526,000
Central		Perris	Evans	Oleander	Ramona	Secondary	1.00	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Evans	Ramona	Morgan	Secondary	0.59	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Evans	Morgan	Rider	Secondary	0.50	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Evans	Rider	Placentia	Secondary	0.56	2	2	79%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Evans	Placentia	Nuevo	Secondary	1.52	0	4	51%	2.98	1	3	0	0	0	0	$3,370,000	$1,459,000	$0	$0	$0	$0	$337,000	$843,000	$483,000	$6,492,000	$6,492,000
Central		Perris	Evans	Nuevo	Ellis	Secondary	2.03	0	4	0%	8.12	1	3	0	0	0	0	$9,192,000	$3,979,000	$0	$0	$0	$0	$919,000	$2,298,000	$1,317,000	$17,705,000	$17,705,000
Central		Perris	Evans	San Jacinto River	bridge	Secondary	0.00	0	4	0%	0.00	1	3	0	400	0	0	$0	$0	$0	$7,680,000	$0	$0	$768,000	$1,920,000	$768,000	$11,136,000	$11,136,000
Central		Perris	Evans	I-215	bridge	Secondary	0.00	0	4	0%	0.00	1	3	0	300	0	0	$0	$0	$0	$5,760,000	$0	$0	$576,000	$1,440,000	$576,000	$8,352,000	$8,352,000
Central		Perris	Goetz	Lesser	Ethanac	Secondary	2.04	2	4	12%	3.60	1	3	0	0	0	0	$4,073,000	$1,763,000	$0	$0	$0	$0	$407,000	$1,018,000	$584,000	$7,845,000	$7,845,000
Central		Perris	Harley Knox	I-215	Indian	Secondary	1.53	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Harley Knox	I-215	interchange	Secondary	0.00	0	0	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Harley Knox	Indian	Perris	Secondary	0.50	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Harley Knox	Perris	Redlands	Secondary	0.50	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	Nuevo	I-215	Murrieta	Secondary	1.36	4	6	18%	2.23	1	3	0	0	0	0	$2,519,000	$12,107,000	$0	$0	$0	$0	$252,000	$630,000	$1,463,000	$16,971,000	$16,971,000
Central		Perris	Nuevo	I-215	interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$19,736,000
Central		Perris	Nuevo	Murrieta	Dunlap	Secondary	1.00	2	4	0%	2.00	1	3	0	0	0	0	$2,267,000	$981,000	$0	$0	$0	$0	$227,000	$567,000	$325,000	$4,367,000	$4,367,000
Central		Perris	Nuevo	Perris Valley Storm Channel	bridge	Secondary	0.00	4	4	0%	0.00	1	3	0	300	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	SR-74 (Matthews)	I-215	Ethanac	Secondary	1.25	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Perris	SR-74 (Matthews)	I-215	interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$21,835,000
Central		Unincorporated	Center (Main)	I-215	Mt Vernon	Secondary	1.66	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Unincorporated	Center (Main)	I-215	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$11,912,000
Central		Unincorporated	Center (Main)	BNSF	railroad crossing	Secondary	0.00	2	2	0%	0.00	1	2	0	0	2	0	$0	$0	$0	$0	$13,800,000	$0	$1,380,000	$3,450,000	$1,380,000	$20,010,000	$20,010,000
Central		Unincorporated	Ellis	Post	SR-74	Secondary	2.65	2	4	0%	5.30	1	3	0	0	0	0	$5,996,000	$2,596,000	$0	$0	$0	$0	$600,000	$1,499,000	$859,000	$11,550,000	$11,550,000
Central		Unincorporated	Mount Vernon/CETAP Corridor	Center	Pigeon Pass	Secondary	0.61	2	4	46%	0.66	3	3	0	0	0	0	$1,537,000	$321,000	$0	$0	$0	$0	$154,000	$384,000	$186,000	$2,582,000	$2,582,000
Central		Unincorporated	Nuevo	Dunlap	Menifee	Secondary	2.00	2	4	0%	4.01	1	3	0	0	0	0	$4,536,000	$1,963,000	$0	$0	$0	$0	$454,000	$1,134,000	$650,000	$8,737,000	$2,505,000
Central		Unincorporated	Nuevo	San Jacinto River	bridge	Secondary	0.00	2	4	0%	0.00	1	3	0	400	0	0	$0	$0	$0	$3,840,000	$0	$0	$384,000	$960,000	$384,000	$5,568,000	$5,568,000
Central		Unincorporated	Pigeon Pass/CETAP Corridor	Hidden Springs	Mount Vernon	Secondary	3.95	0	2	74%	2.05	3	3	0	0	0	0	$4,827,000	$1,006,000	$0	$0	$0	$0	$483,000	$1,207,000	$583,000	$8,106,000	$8,106,000
Central		Unincorporated	Post	Santa Rosa Mine	Ellis	Secondary	0.44	2	2	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Unincorporated	Reche Canyon	Reche Vista	Moreno Valley City Limit	Secondary	3.20	0	0	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Central		Unincorporated	Redlands	San Timoteo Canyon	Locust	Secondary	2.54	2	2	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	6th	SR-91	Magnolia	Secondary	4.50	4	4	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Auto Center	Railroad	SR-91	Secondary	0.48	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Cajalco	Bedford Canyon	I-15	Secondary	0.15	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Hidden Valley	Norco Hills	McKinley	Secondary	0.59	4	4	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Lincoln	Parkridge	Ontario	Secondary	3.20	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Magnolia	6th	Sherborn	Secondary	0.46	4	6	0%	0.92	1	2	0	0	0	0	$1,047,000	$5,032,000	$0	$0	$0	$0	$105,000	$262,000	$608,000	$7,054,000	$6,419,000
Northwest		Corona	Magnolia	Temescal Creek	bridge	Secondary	0.00	4	6	0%	0.00	1	2	0	300	0	0	$0	$0	$0	$2,880,000	$0	$0	$288,000	$720,000	$288,000	$4,176,000	$3,580,000
Northwest		Corona	Magnolia	Sherborn	Rimpau	Secondary	0.53	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Magnolia	Rimpau	Ontario	Secondary	1.17	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Main	Grand	Ontario	Secondary	0.88	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Main	Ontario	Foothill	Secondary	0.89	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Main	Hidden Valley	Parkridge	Secondary	0.35	4	6	0%	0.70	1	2	0	0	0	0	$789,000	$3,791,000	$0	$0	$0	$0	$79,000	$197,000	$458,000	$5,314,000	$4,389,000
Northwest		Corona	Main	Parkridge	SR-91	Secondary	0.91	6	6	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Main	SR-91	S. Grand	Secondary	0.81	4	4	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	McKinley	Hidden Valley	Promenade	Secondary	0.40	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	McKinley	Promenade	SR-91	Secondary	0.33	6	6	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	McKinley	SR-91	Magnolia	Secondary	0.31	4	4	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	McKinley	Arlington Channel	bridge	Secondary	0.00	6	6	0%	0.00	1	1	0	100	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	McKinley	BNSF	railroad crossing	Secondary	0.00	4	4	0%	0.00	1	1	0	0	1	0	$0	$0	$0	$0	$72,800,000	$0	$7,280,000	$18,200,000	$7,280,000	$105,560,000	$0
Northwest		Corona	Ontario	I-15	El Cerrito	Secondary	0.88	4	6	0%	1.76	1	2	0	0	0	0	$1,997,000	$9,596,000	$0	$0	$0	$0	$200,000	$499,000	$1,159,000	$13,451,000	$13,451,000
Northwest		Corona	Ontario	Lincoln	Buena Vista	Secondary	0.32	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Ontario	Buena Vista	Main	Secondary	0.65	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Ontario	Main	Kellogg	Secondary	0.78	6	6	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Ontario	Kellogg	Fullerton	Secondary	0.32	6	6	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Ontario	Fullerton	Rimpau	Secondary	0.42	6	6	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Ontario	Rimpau	I-15	Secondary	0.67	6	6	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Railroad	Auto Club	Buena Vista	Secondary	2.45	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Railroad	BNSF	railroad crossing	Secondary	0.00	4	4	0%	0.00	1	2	0	0	2	0	$0	$0	$0	$0	$27,600,000	$0	$2,760,000	$6,900,000	$2,760,000	$40,020,000	$40,020,000
Northwest		Corona	Railroad	Buena Vista	Main (at Grand)	Secondary	0.58	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	River	Corydon	Main	Secondary	2.28	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Corona	Serfas Club	SR-91	Green River	Secondary	0.96	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA PLAN	DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	NETWORK	MILES	EXISTINGLN	FUTURELN	% COMPLETE	INCREASELN	MILES TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE
Northwest		Eastvale	Archibald	Remington	River	Secondary	3.40	4	4	82%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$2,333,000	$233,000	$583,000	$233,000	$3,382,000	$3,382,000
Northwest		Eastvale	Hamner	Mission	Bellegrave	Secondary	3.03	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Eastvale	Hamner	Bellegrave	Amberhill	Secondary	0.20	6	6	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$137,000	$14,000	$34,000	$14,000	$199,000	$199,000
Northwest		Eastvale	Hamner	Amberhill	Limonite	Secondary	0.71	2	6	55%	1.28	1	3	0	0	0	0	$1,447,000	$626,000	$0	$0	$0	$0	$145,000	$362,000	$207,000	$2,787,000	$2,787,000
Northwest		Eastvale	Hamner	Limonite	Schleisman	Secondary	1.00	6	6	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$684,000	$68,000	$171,000	$68,000	$991,000	$991,000
Northwest		Eastvale	Hamner	Schleisman	Santa Ana River	Secondary	0.82	2	6	23%	2.54	1	3	0	0	0	0	$2,873,000	$1,243,000	$0	$0	$0	$0	$287,000	$718,000	$412,000	$5,533,000	$3,675,000
Northwest		Eastvale	Hellman	Schleisman	Watters	Secondary	0.55	2	4	90%	0.06	1	2	0	0	0	0	$62,000	$299,000	$0	$0	$0	$0	$6,000	$16,000	$36,000	$419,000	$419,000
Northwest		Eastvale	Hellman	Watters	River	Secondary	1.41	2	4	0%	2.82	1	2	0	0	0	0	$3,192,000	$15,341,000	$0	$0	$0	$0	$319,000	$798,000	$1,853,000	$21,503,000	$21,503,000
Northwest		Eastvale	Hellman	Cucamonga Creek	bridge	Secondary	0.00	2	4	0%	0.00	1	2	0	275	0	0	$0	$0	$0	$2,640,000	$0	$0	$264,000	$660,000	$264,000	$3,828,000	$3,828,000
Northwest		Eastvale	Limonite	I-15	Eastvale Gateway	Secondary	0.29	6	6	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$199,000	$20,000	$50,000	$20,000	$289,000	$289,000
Northwest		Eastvale	Limonite	I-15	Interchange	Secondary	0.00	0	0	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Eastvale	Limonite	Eastvale Gateway	Hamner	Secondary	0.26	6	6	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$175,000	$18,000	$44,000	$18,000	$255,000	$255,000
Northwest		Eastvale	Limonite	Hamner	Sumner	Secondary	1.00	4	6	75%	0.50	1	3	0	0	0	0	$568,000	$246,000	$0	$0	$0	$0	$57,000	$142,000	$81,000	$1,094,000	$1,094,000
Northwest		Eastvale	Limonite	Sumner	Harrison	Secondary	0.50	6	6	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$343,000	$34,000	$86,000	$34,000	$497,000	$497,000
Northwest		Eastvale	Limonite	Harrison	Archibald	Secondary	0.49	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest		Eastvale	Limonite	Archibald	Hellman (Keller SBD Co.)	Secondary	1.15	0	4	78%	1.01	1	3	0	0	0	0	$1,146,000	$496,000	$0	$0	$0	$115,000	$287,000	$164,000	$2,208,000	$2,208,000	$2,208,000
Northwest		Eastvale	Limonite	Cucamonga Creek	bridge	Secondary	0.00	0	4	0%	0.00	1	3	0	500	0	0	$0	$0	$0	$9,600,000	$0	$0	$960,000	$2,400,000	$960,000	$13,920,000	$0
Northwest		Eastvale	River	Hellman	Archibald	Secondary	0.75	2	4	48%	0.78	1	2	0	0	0	0	$883,000	$4,243,000	$0	$0	$0	$0	$88,000	$221,000	$513,000	$5,948,000	$5,948,000
Northwest	Jurupa Valley		Armstrong	San Bernardino County	Valley	Secondary	1.53	2	4	34%	2.02	2	3	0	0	0	0	$3,518,000	$991,000	$0	$0	$0	$0	$352,000	$880,000	$451,000	$6,192,000	$6,192,000
Northwest	Jurupa Valley		Bellegrave	Cantu-Galleano Ranch	Van Buren	Secondary	0.29	2	4	63%	0.21	1	3	0	0	0	0	$241,000	$104,000	$0	$0	$0	$0	$24,000	$60,000	$35,000	$464,000	$464,000
Northwest	Jurupa Valley		Cantu-Galleano Ranch	Wineville	Bellegrave	Secondary	1.82	0	2	90%	0.36	1	3	0	0	0	0	$412,000	$178,000	$0	$0	$0	$0	$41,000	$103,000	$59,000	$793,000	$793,000
Northwest	Jurupa Valley		Etiwanda	Philadelphia	SR-60	Secondary	1.05	4	6	67%	0.69	1	3	0	0	0	0	$786,000	$340,000	$0	$0	$0	$0	$79,000	$197,000	$113,000	$1,515,000	$989,000
Northwest	Jurupa Valley		Etiwanda	SR-60	Limonite	Secondary	2.95	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Limonite	I-15	Wineville	Secondary	0.47	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Limonite	Wineville	Etiwanda	Secondary	0.99	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Limonite	Etiwanda	Van Buren	Secondary	2.73	2	4	75%	1.37	1	3	0	0	0	0	$1,547,000	$670,000	$0	$0	$0	$0	$155,000	$387,000	$222,000	$2,981,000	$2,981,000
Northwest	Jurupa Valley		Limonite	Van Buren	Clay	Secondary	0.79	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Limonite	Clay	Riverview	Secondary	2.45	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Market	Rubidoux	Santa Ana River	Secondary	1.19	2	4	0%	2.38	1	3	0	0	0	0	$2,690,000	$1,164,000	$0	$0	$0	$0	$269,000	$673,000	$385,000	$5,181,000	$0
Northwest	Jurupa Valley		Market	Santa Ana River	bridge	Secondary	0.00	2	4	0%	0.00	1	3	0	1,000	0	0	$0	$0	$0	$9,600,000	$0	$0	$960,000	$2,400,000	$960,000	$13,920,000	$6,204,000
Northwest	Jurupa Valley		Mission	Milliken	SR-60	Secondary	2.10	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Mission	SR-60	Santa Ana River	Secondary	7.24	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Riverview	Limonite	Mission	Secondary	0.95	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Rubidoux	Pine	Mission	Secondary	2.90	4	4	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Rubidoux	SR-60	Interchange	Secondary	0.00	0	0	0%	0.00	2	3	0	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$9,051,000
Northwest	Jurupa Valley		Valley	Armstrong	Mission	Secondary	0.48	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		1st	Parkridge	Mountain	Secondary	0.26	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		1st	Mountain	Hamner	Secondary	0.26	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		2nd	River	I-15	Secondary	1.39	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		6th	Hamner	California	Secondary	1.71	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		6th	I-15	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$3,489,000
Northwest	Norco		Arlington	Crestview	Fairhaven	Secondary	1.00	2	4	0%	1.99	1	3	0	0	0	0	$2,254,000	$976,000	$0	$0	$0	$0	$225,000	$564,000	$323,000	$4,342,000	$4,342,000
Northwest	Norco		California	Arlington	6th	Secondary	1.05	2	4	5%	2.00	1	2	0	0	0	0	$2,262,000	$10,870,000	$0	$0	$0	$0	$226,000	$566,000	$1,313,000	$15,237,000	$12,525,000
Northwest	Norco		Corydon	River	5th	Secondary	1.46	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		Hamner	Santa Ana River	bridge	Secondary	0.00	2	6	0%	0.00	1	3	0	1,200	0	0	$0	$0	$0	$23,040,000	$0	$0	$2,304,000	$5,760,000	$2,304,000	$33,408,000	$11,455,000
Northwest	Norco		Hamner	Santa Ana River	Hidden Valley	Secondary	3.25	4	6	0%	6.50	1	2	0	0	0	0	$7,362,000	$35,378,000	$0	$0	$0	$0	$736,000	$1,841,000	$4,274,000	$49,591,000	$49,591,000
Northwest	Norco		Hidden Valley	I-15	Norco Hills	Secondary	1.46	4	4	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		Hidden Valley	Hamner	I-15	Secondary	0.19	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		Norco	Corydon	Hamner	Secondary	1.20	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		North	California	Crestview	Secondary	0.25	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		River	Archibald	Corydon	Secondary	1.14	2	4	90%	0.23	1	2	0	0	0	0	$259,000	$1,243,000	$0	$0	$0	$0	$26,000	$65,000	$150,000	$1,743,000	$1,109,000
Northwest	Riverside		14th	Market	Martin Luther King	Secondary	0.89	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		1st	Market	Main	Secondary	0.08	2	2	0%	0.00	1	1	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		3rd	SR-91	I-215	Secondary	1.34	3	4	81%	0.25	1	2	0	0	0	0	$288,000	$1,385,000	$0	$0	$0	$0	$29,000	$72,000	$167,000	$1,941,000	$1,941,000
Northwest	Riverside		3rd	BNSF	railroad crossing	Secondary	0.00	4	4	0%	0.00	1	2	0	1	0	0	$0	$0	$0	$72,800,000	$0	$0	$7,280,000	$18,200,000	$7,280,000	$105,560,000	$30,560,000
Northwest	Riverside		Adams	Arlington	SR-91	Secondary	1.56	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Adams	SR-91	Lincoln	Secondary	0.54	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Adams	SR-91	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$3,262,000
Northwest	Riverside		Arlington	Fairhaven	La Sierra	Secondary	0.61	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Buena Vista	Santa Ana River	Redwood	Secondary	0.30	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Canyon Crest	Martin Luther King	Central	Secondary	0.95	4	4	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Canyon Crest	Central	Country Club	Secondary	0.59	4	4	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Canyon Crest	Country Club	Via Vista	Secondary	0.93	2	4	12%	1.63	2	3	0	0	0	0	$2,839,000	$799,000	$0	$0	$0	$0	$284,000	$710,000	$364,000	$4,996,000	$1,593,000
Northwest	Riverside		Canyon Crest	Via Vista	Alessandro	Secondary	0.68	4	4	0%	0.00	2	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Central	Chicago	I-215/SR-60	Secondary	2.22	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Central	SR-91	Magnolia	Secondary	0.73	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Central	Alessandro	SR-91	Secondary	2.09	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Central	Van Buren	Magnolia	Secondary	3.53	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Chicago	Alessandro	Spruce	Secondary	3.43	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Chicago	Spruce	Columbia	Secondary	0.75	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Columbia	Main	Iowa	Secondary	1.09	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Columbia	I-215	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$9,050,000
Northwest	Riverside		Iowa	Center	3rd	Secondary	2.26	4	6	12%	3.97	1	2	0	0	0	0	$4,494,000	$21,596,000	$0	$0	$0	$0	$449,000	$1,124,000	$2,609,000	$30,272,000	$30,272,000
Northwest	Riverside		Iowa	3rd	University	Secondary	0.51	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Iowa	University	Martin Luther King	Secondary	0.51	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		JFK	Trautwein	Wood	Secondary	0.48	2	4	10%	0.86	1	3	0	0	0	0	$976,000	$422,000	$0	$0	$0	$0	$98,000	$244,000	$140,000	$1,880,000	$1,880,000
Northwest	Riverside		La Sierra	Arlington	SR-91	Secondary	3.56	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		La Sierra	SR-91	Indiana	Secondary	0.19	6	6	0%	0.00	1	2	0	0	0	1	$0	$0	$0	$0	$0	$133,000	$13,000	$33,000	$13,000	$192,000	$192,000
Northwest	Riverside		La Sierra	Indiana	Victoria	Secondary	0.78	4	4	0%	0.00	1	2	0	0	0	1	$0	$0	$0	$0	$0	$536,000	$54,000	$134,000	$54,000	$778,000	$778,000
Northwest	Riverside		Lemon (NB One way)	Mission Inn	University	Secondary	0.08	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Lincoln	Van Buren	Jefferson	Secondary	2.00	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Lincoln	Jefferson	Washington	Secondary	1.00	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Lincoln	Washington	Victoria	Secondary	1.43	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Madison	SR-91	Victoria	Secondary	0.86	2	2	0%	0.00	1	2	0	0	0	1	$0	$0	$0	$0	$0	$588,000	$59,000	$147,000	$59,000	$853,000	$853,000
Northwest	Riverside		Madison	BNSF	railroad crossing	Secondary	0.00	2	2	0%	0.00	1	2	0	2	0	0	$0	$0	$0	$0	$13,800,000	$0	$1,380,000	$3,450,000	$1,380,000	$20,010,000	$20,010,000
Northwest	Riverside		Magnolia	BNSF Railroad	Tyler	Secondary	2.70	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Magnolia	BNSF	railroad crossing	Secondary	0.00	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Magnolia	Tyler	Harrison	Secondary	0.65	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Magnolia	Harrison	14th	Secondary	5.98	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Main	1st	San Bernardino County	Secondary	2.19	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Market	14th	Santa Ana River	Secondary	2.59	2	4	76%	1.24	1	2	0	0	0	0	$1,409,000	$6,771,000	$0	$0	$0	$0	$141,000	$352,000	$818,000	$9,491,000	$9,491,000
Northwest	Riverside		Martin Luther King	14th	I-215/SR-60	Secondary	2.22	4	6	29%	3.15	1	2	0	0	0	0	$3,567,000	$17,144,000	$0	$0	$0	$0	$357,000	$892,000	$2,071,000	$24,031,000	$24,031,000
Northwest	Riverside		Mission Inn	Redwood	Lemon	Secondary	0.79	2	2	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Redwood (SB One way)	Mission Inn	University	Secondary	0.08	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Trautwein	Alessandro	Van Buren	Secondary	2.19	4	4	0%	0.00	2	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Tyler	SR-91	Magnolia	Secondary	0.43	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Tyler	SR-91	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$21,814,000
Northwest	Riverside		Tyler	Magnolia	Hole	Secondary	0.27	6	6	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Tyler	Hole	Wells	Secondary	1.06	4	4	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Tyler	Wells	Arlington	Secondary	1.35	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		University	Redwood	SR-91	Secondary	0.86	4	4	0%	0.00	1	3	0	0	0	1	$0	$0	$0	$0	$0	$593,000	$59,000	$148,000	$59,000	$859,000	$859,000
Northwest	Riverside		University	SR-91	I-215/SR-60	Secondary	2.08	4	4	0%	0.00	1	2	0	0	0	1	$0	$0	$0	$0	$0	$1,425,000	$143,000	$356,000	$143,000	$2,067,000	$2,067,000
Northwest	Riverside		Victoria	Lincoln	Arlington	Secondary	0.16	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Victoria	Madison	Washington	Secondary	0.52	2	2	0%	0.00	1	2	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Washington	Victoria	Hermosa	Secondary	2.06	2	4	14%	3.54	1	2	0	0	0	0	$4,011,000	$19,274,000	$0	$0	$0	$0	$401,000	$1,003,000	$2,329,000	$27,018,000	$27,018,000
Northwest	Riverside		Wood	JFK	Van Buren	Secondary	0.70	2	4	0%	1.40	1	3	0	0	0	0	$1,585,000	$686,000	$0	$0	$0	$0	$159,000	$396,000	$227,000	$3,053,000	$3,053,000
Northwest	Riverside		Wood	Van Buren	Bergamont	Secondary	0.11	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Wood	Bergamont	Krameria	Secondary	0.39	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA PLAN DIST CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	NETWORK	MILES	EXISTINGLN	FUTURELN	% COMPLETE	INCREASELN MILES TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLNCOST	ROWCOST	INTCHGCOST	BRDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE
Northwest Unincorporated	Cantu-Galleano Ranch	Hamner	Wineville	Secondary	0.94	6	6	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Dos Lagos (Weirick)	Temescal Canyon	I-15	Secondary	0.17	4	4	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	El Cerrito	I-15	Ontario	Secondary	0.56	4	4	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	El Sobrante	Mockingbird Canyon	Cajalco	Secondary	1.05	2	2	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Harley John	Washington	Scottsdale	Secondary	0.12	4	4	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Harley John	Scottsdale	Cajalco	Secondary	1.19	2	2	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	La Sierra	Victoria	El Sobrante	Secondary	2.23	4	4	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	La Sierra	El Sobrante	Cajalco	Secondary	2.36	2	2	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Mockingbird Canyon	Van Buren	El Sobrante	Secondary	3.41	2	4	0%	6.82	2	3	0	0	0	$11,860,000	$3,340,000	$0	$0	$0	$0	$1,186,000	$2,965,000	$1,520,000	$20,871,000	$20,871,000
Northwest Unincorporated	Temescal Canyon	El Cerrito	Tuscany	Secondary	0.65	2	4	20%	1.03	2	3	0	0	0	$1,800,000	$507,000	$0	$0	$0	$0	$180,000	$450,000	$231,000	$3,168,000	$0
Northwest Unincorporated	Temescal Canyon	Tuscany	Dos Lagos	Secondary	0.91	4	4	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Temescal Canyon	Dos Lagos	Leroy	Secondary	1.10	4	4	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Temescal Canyon	Leroy	Dawson Canyon	Secondary	1.89	4	4	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Temescal Canyon	Dawson Canyon	I-15	Secondary	0.49	4	4	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Temescal Canyon	I-15	Interchange	Secondary	0.00	0	0	0%	0.00	2	3	3	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Northwest Unincorporated	Temescal Canyon	I-15	Park Canyon	Secondary	2.02	2	4	10%	3.63	3	3	0	0	0	$8,533,000	$1,779,000	$0	$0	$0	$0	$853,000	$2,133,000	$1,031,000	$14,329,000	$14,329,000
Northwest Unincorporated	Temescal Canyon	Park Canyon	Indian Truck Trail	Secondary	2.55	4	4	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Northwest Unincorporated	Washington	Hermosa	Harley John	Secondary	3.96	2	4	26%	5.86	1	3	0	0	0	$6,638,000	$2,874,000	$0	$0	$0	$0	$664,000	$1,660,000	$951,000	$12,787,000	$12,787,000
Northwest Unincorporated	Wood	Kramerio	Cajalco	Secondary	2.99	2	4	4%	5.75	1	3	0	0	0	$6,509,000	$2,817,000	$0	$0	$0	$0	$651,000	$1,627,000	$933,000	$12,537,000	$12,537,000
Pass Banning	8th	Wilson	I-10	Secondary	0.54	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Banning	Lincoln	Sunset	SR-243	Secondary	2.01	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Banning	Ramsey	I-10	8th	Secondary	1.70	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Banning	Ramsey	8th	Highland Springs	Secondary	3.55	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Banning	SR-243	I-10	Wesley	Secondary	0.62	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Banning	Sun Lakes	Highland Home	Sunset	Secondary	1.00	0	4	0%	4.00	1	2	0	0	0	$4,528,000	$21,760,000	$0	$0	$0	$0	$453,000	$1,132,000	$2,629,000	$30,502,000	$30,502,000
Pass Banning	Sun Lakes	Smith Creek	bridge	Secondary	0.00	0	4	0%	0.00	1	2	0	300	0	$0	$0	$0	$5,760,000	$0	$0	$576,000	$1,440,000	$576,000	$8,352,000	$8,352,000
Pass Banning	Sun Lakes	Montgomery Creek	bridge	Secondary	0.00	0	4	0%	0.00	1	2	0	200	0	$0	$0	$0	$3,840,000	$0	$0	$384,000	$960,000	$384,000	$5,568,000	$5,568,000
Pass Banning	Sun Lakes	Highland Springs	Highland Home	Secondary	1.33	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Banning	Sunset	Ramsey	Lincoln	Secondary	0.98	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Banning	Sunset	I-10	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Pass Banning	Wilson	Highland Home	8th	Secondary	2.51	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Banning	Wilson	Highland Springs	Highland Home	Secondary	1.01	4	4	100%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	1st	Viele	Pennsylvania	Secondary	1.28	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	1st	Pennsylvania	Highland Springs	Secondary	1.10	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	6th	I-10	Highland Springs	Secondary	2.24	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	Desert Lawn	Champions	Oak Valley (STC)	Secondary	0.99	2	2	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	Oak Valley (14th)	Highland Springs	Pennsylvania	Secondary	1.13	4	4	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	Oak Valley (14th)	Pennsylvania	Oak View	Secondary	1.40	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	Oak Valley (14th)	Oak View	I-10	Secondary	0.65	4	4	50%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	Oak Valley (14th)	I-10	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	2	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$62,401,000
Pass Beaumont	Oak Valley (STC)	UP Railroad	Tukwet Canyon	Secondary	2.94	2	2	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	Oak Valley (STC)	Tukwet Canyon	I-10	Secondary	2.58	2	2	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Beaumont	Pennsylvania	6th	1st	Secondary	0.53	2	4	18%	0.86	1	2	0	0	0	$978,000	$4,699,000	$0	$0	$0	$0	$98,000	$245,000	$568,000	$6,588,000	$6,588,000
Pass Beaumont	Pennsylvania	I-10	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Calimesa	Bryant	County Line	Avenue L	Secondary	0.38	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Calimesa	Calimesa	County Line	I-10	Secondary	0.80	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Calimesa	Calimesa	I-10	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	2	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$63,061,000
Pass Calimesa	County Line	7th	Bryant	Secondary	1.83	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Calimesa	County Line	I-10	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	3	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Pass Calimesa	Desert Lawn	Palmer	Champions	Secondary	1.42	2	2	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Calimesa	Singleton	Avenue L	Condit	Secondary	1.86	4	4	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Calimesa	Singleton	Condit	Roberts	Secondary	0.85	2	4	0%	1.70	1	2	0	0	0	$1,926,000	$9,253,000	$0	$0	$0	$0	$193,000	$482,000	$1,118,000	$12,972,000	$12,972,000
Pass Calimesa	Singleton	I-10	Interchange	Secondary	0.00	0	0	0%	0.00	1	2	2	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$0
Pass Calimesa	Tukwet Canyon	Roberts Rd	Palmer	Secondary	0.25	4	4	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Unincorporated	Live Oak Canyon	Oak Valley (STC)	San Bernardino County	Secondary	2.81	2	2	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Unincorporated	San Timoteo Canyon	San Bernardino County	UP Railroad	Secondary	5.65	2	2	0%	0.00	2	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pass Unincorporated	San Timoteo Canyon	UP Railroad	railroad crossing	Secondary	0.00	2	2	0%	0.00	2	3	0	0	1	$0	$0	$0	$0	$36,400,000	$0	$3,640,000	$9,100,000	$3,640,000	$52,780,000	$52,780,000
San Jacinto Hemet	Sanderson	Acacia	Menlo	Secondary	0.98	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	Sanderson	Domenigoni	Stetson	Secondary	1.09	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	Sanderson	RR Crossing	Acacia	Secondary	0.42	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	Sanderson	Stetson	RR Crossing	Secondary	0.58	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	Sanderson	Menlo	Esplanade	Secondary	1.00	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	SR-74 (Florida)	Warren	Cawston	Secondary	1.02	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	SR-74 (Florida)	Columbia	Ramona	Secondary	2.58	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	SR-74/SR-79 (Florida)	Cawston	Columbia	Secondary	4.03	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	State	Domenigoni	Chambers	Secondary	1.31	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	State	Chambers	Stetson	Secondary	0.51	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	State	Florida	Esplanade	Secondary	1.74	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	State	Stetson	Florida	Secondary	1.25	2	2	0%	0.00	1	1	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	Stetson	Cawston	State	Secondary	2.52	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto Hemet	Stetson	Warren	Cawston	Secondary	1.00	2	4	0%	2.00	1	3	0	0	0	$2,262,000	$979,000	$0	$0	$0	$0	$226,000	$566,000	$324,000	$4,357,000	$4,357,000
San Jacinto Hemet	Warren	Esplanade	Domenigoni	Secondary	5.02	2	4	9%	9.14	1	3	0	0	0	$10,345,000	$4,478,000	$0	$0	$0	$0	$1,035,000	$2,586,000	$1,482,000	$19,926,000	$19,926,000
San Jacinto Hemet	Warren	Salt Creek	bridge	Secondary	0.00	2	4	0%	0.00	1	3	0	300	0	$0	$0	$0	$2,880,000	$0	$0	$288,000	$720,000	$288,000	$4,176,000	$4,176,000
San Jacinto San Jacinto	Esplanade	Mountain	State	Secondary	2.55	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	Esplanade	State	Warren	Secondary	3.53	2	2	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	Sanderson	Ramona	Esplanade	Secondary	3.55	4	4	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	SR-79 (North Ramona)	State	San Jacinto	Secondary	1.02	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	SR-79 (San Jacinto)	North Ramona Blvd	7th	Secondary	0.25	2	2	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	SR-79 (San Jacinto)	7th	SR-74	Secondary	2.25	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	State	Ramona	Esplanade	Secondary	1.99	4	4	0%	0.00	1	2	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	State	Gilman Springs	Quandt Ranch	Secondary	0.76	2	4	0%	1.52	1	3	0	0	0	$1,722,000	$745,000	$0	$0	$0	$0	$172,000	$431,000	$247,000	$3,317,000	$3,317,000
San Jacinto San Jacinto	State	San Jacinto River	bridge	Secondary	0.00	4	4	0%	0.00	1	3	0	500	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	State	Quandt Ranch	Ramona	Secondary	0.70	4	4	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
San Jacinto San Jacinto	Warren	Ramona	Esplanade	Secondary	3.47	2	4	11%	6.18	1	3	0	0	0	$6,993,000	$3,027,000	$0	$0	$0	$0	$699,000	$1,748,000	$1,002,000	$13,469,000	$13,469,000
San Jacinto Unincorporated	Gilman Springs	Sanderson	State	Secondary	2.54	2	4	0%	5.09	1	3	0	0	0	$5,761,000	$2,494,000	$0	$0	$0	$0	$576,000	$1,440,000	$826,000	$11,097,000	$11,097,000
San Jacinto Unincorporated	Gilman Springs	Massacre Canyon Wash	bridge	Secondary	0.00	2	4	0%	0.00	1	3	0	100	0	$0	$0	$0	$960,000	$0	$0	$96,000	$240,000	$96,000	$1,392,000	$1,392,000
San Jacinto Unincorporated	SR-79 (Winchester)	SR-74 (Florida)	Domenigoni	Secondary	3.23	2	2	0%	0.00	1	3	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

EXHIBIT H-1 TUMF Network Detailed Cost Estimate

Updated: July 23, 2024

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	NETWORK	MILES	EXISTINGLN	FUTURELN	% COMPLETE	INCREASELN	MILES TOPO	LANDUSE	INTERCHG	BRIDGE	RRXING	ITS	NEWLNCOST	ROWCOST	INTCHGCOST	BRIDGCOST	RRXCOST	ITSCOST	PLNG	ENG	CONTIG	TOTAL COST	MAXIMUM TUMF SHARE
Southwest	Lake Elsinore	Corydon	Mission	Grand	Secondary	1.53	2	4	50%	1.53	1	3	0	0	0	0	$1,732,000	$750,000		$0	$0	$0	$175,000	$433,000	$248,000	$3,336,000	$3,336,000
Southwest	Lake Elsinore	Diamond	Mission	I-15	Secondary	0.24	6	6	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Franklin (Integral to Railroad C	I-15	Interchange	Secondary	0.00	0	0	0%	0.00	1	3	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$32,698,000
Southwest	Lake Elsinore	Grand	Lincoln	Toft	Secondary	1.29	4	4	0%	0.00	1	3	0	0	0	0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Grand	Toft	SR-74 (Riverside)	Secondary	0.86	2	4	6%	1.61	1	3	0	0	0	0	$1,824,000	$789,000		$0	$0	$0	$182,000	$456,000	$261,000	$3,512,000	$3,512,000
Southwest	Lake Elsinore	Lake	I-15	Lincoln	Secondary	3.25	2	4	28%	4.68	2	2	0	0	0	0	$8,144,000	$25,462,000		$0	$0	$0	$814,000	$2,036,000	$3,361,000	$39,817,000	$32,726,000
Southwest	Lake Elsinore	Lake	I-15	Interchange	Secondary	0.00	0	0	0%	0.00	2	2	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$15,771,000
Southwest	Lake Elsinore	Lake	Temescal Wash	bridge	Secondary	0.00	2	4	0%	0.00	2	2	0	180	0	0	$0	$0		$0	$1,728,000	$0	$173,000	$432,000	$173,000	$2,506,000	$1,150,000
Southwest	Lake Elsinore	Mission	Railroad Canyon	Bundy Canyon	Secondary	2.39	4	4	0%	0.00	1	3	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Nichols	I-15	Lake	Secondary	1.80	2	4	0%	3.60	1	3	0	0	0	0	$4,075,000	$1,764,000		$0	$0	$0	$408,000	$1,019,000	$584,000	$7,850,000	$7,850,000
Southwest	Lake Elsinore	Nichols	Temescal Wash	bridge	Secondary	0.00	2	4	0%	0.00	1	3	0	300	0	0	$0	$0		$0	$2,880,000	$0	$288,000	$720,000	$288,000	$4,176,000	$4,176,000
Southwest	Lake Elsinore	Nichols	I-15	Interchange	Secondary	0.00	0	0	0%	0.00	1	3	2	0	0	0	$0	$0	$43,490,000	$0	$0	$0	$4,349,000	$10,873,000	$4,349,000	$63,061,000	$63,061,000
Southwest	Lake Elsinore	SR-74 (Collier/Riverside)	I-15	Lakeshore	Secondary	2.15	2	4	26%	3.19	1	2	0	0	0	0	$3,608,000	$17,337,000		$0	$0	$0	$361,000	$902,000	$2,095,000	$24,303,000	$24,303,000
Southwest	Lake Elsinore	SR-74 (Grand)	Riverside	SR-74 (Ortega)	Secondary	0.64	2	4	0%	1.28	1	2	0	0	0	0	$1,445,000	$6,943,000		$0	$0	$0	$145,000	$361,000	$839,000	$9,733,000	$3,691,000
Southwest	Lake Elsinore	SR-74 (Riverside)	Lakeshore	Grand	Secondary	1.74	2	4	24%	2.65	1	2	0	0	0	0	$2,995,000	$14,392,000		$0	$0	$0	$300,000	$749,000	$1,739,000	$20,175,000	$20,175,000
Southwest	Lake Elsinore	Temescal Canyon	I-15	Lake	Secondary	1.21	2	4	0%	2.42	2	3	0	0	0	0	$4,211,000	$1,186,000		$0	$0	$0	$421,000	$1,053,000	$540,000	$7,411,000	$7,411,000
Southwest	Lake Elsinore	Temescal Canyon	Temescal Wash	bridge	Secondary	0.00	2	4	0%	0.00	2	3	0	250	0	0	$0	$0		$0	$2,400,000	$0	$240,000	$600,000	$240,000	$3,480,000	$3,480,000
Southwest	Murrieta	California Oaks	Jefferson	I-15	Secondary	0.32	4	4	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	California Oaks	I-15	Jackson	Secondary	0.50	6	6	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	California Oaks	Jackson	Clinton Keith	Secondary	1.76	4	4	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Jackson	Whitewood	Ynez	Secondary	0.53	4	4	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Jefferson	Palomar	Nutmeg	Secondary	1.02	0	2	75%	0.51	2	3	0	0	0	0	$887,000	$250,000		$0	$0	$0	$89,000	$222,000	$114,000	$1,562,000	$1,562,000
Southwest	Murrieta	Jefferson	Nutmeg	Murrieta Hot Springs	Secondary	2.37	2	2	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Jefferson	Murrieta Hot Springs	Cherry	Secondary	2.26	4	6	11%	4.02	1	2	0	0	0	0	$4,548,000	$21,854,000		$0	$0	$0	$455,000	$1,137,000	$2,640,000	$30,634,000	$30,634,000
Southwest	Murrieta	Keller	I-215	Whitewood	Backbone	0.75	2	2	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Keller	I-215	Interchange	Backbone	0.00	0	0	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Los Alamos	Jefferson	I-215	Secondary	1.77	4	4	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Jefferson	I-215	Secondary	1.16	6	6	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	I-215	Margarita	Secondary	1.45	6	6	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Margarita	SR-79 (Winchester)	Secondary	1.01	4	6	8%	1.86	1	3	0	0	0	0	$2,106,000	$911,000		$0	$0	$0	$211,000	$527,000	$302,000	$4,057,000	$3,899,000
Southwest	Murrieta	Nutmeg	Jefferson	Clinton Keith	Secondary	1.97	4	4	0%	0.00	1	3	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Whitewood	Clinton Keith	Los Alamos	Secondary	2.01	3	4	56%	0.88	2	3	0	0	0	0	$1,539,000	$433,000		$0	$0	$0	$154,000	$385,000	$197,000	$2,708,000	$2,708,000
Southwest	Murrieta	Whitewood	Los Alamos	Murrieta Hot Springs	Secondary	1.93	2	2	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Whitewood	Murrieta Hot Springs	Jackson	Secondary	0.80	0	2	66%	0.54	2	2	0	0	0	0	$947,000	$2,959,000		$0	$0	$0	$95,000	$237,000	$391,000	$4,629,000	$4,629,000
Southwest	Murrieta	Ynez	Jackson	SR-79 (Winchester)	Secondary	1.22	4	4	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Butterfield Stage	Murrieta Hot Springs	Calle Chapos	Secondary	0.82	4	4	0%	0.00	2	3	0	0	0	1	$0	$0		$0	$0	$563,000	$56,000	$141,000	$56,000	$816,000	$816,000
Southwest	Temecula	Butterfield Stage	Calle Chapos	La Serena	Secondary	0.70	4	4	0%	0.00	2	3	0	0	0	1	$0	$0		$0	$0	$480,000	$48,000	$120,000	$48,000	$696,000	$696,000
Southwest	Temecula	Butterfield Stage	La Serena	Rancho California	Secondary	0.91	4	4	0%	0.00	2	3	0	0	0	1	$0	$0		$0	$0	$624,000	$62,000	$156,000	$62,000	$904,000	$904,000
Southwest	Temecula	Butterfield Stage	Rancho California	Pauba	Secondary	0.85	4	4	0%	0.00	2	3	0	0	0	1	$0	$0		$0	$0	$584,000	$58,000	$146,000	$58,000	$846,000	$846,000
Southwest	Temecula	Butterfield Stage	Pauba	SR-79 (Temecula Pkwy)	Secondary	1.69	2	4	93%	0.24	2	3	0	0	0	0	$412,000	$116,000		$0	$0	$0	$41,000	$103,000	$53,000	$725,000	$725,000
Southwest	Temecula	Jefferson	Cherry	Rancho California	Secondary	2.29	4	4	0%	0.00	1	1	0	0	0	1	$0	$0		$0	$0	$1,575,000	$158,000	$394,000	$158,000	$2,285,000	$2,285,000
Southwest	Temecula	Margarita	Murrieta Hot Springs	SR-79 (Temecula Pkwy)	Secondary	7.68	4	4	0%	0.00	1	3	0	0	0	1	$0	$0		$0	$0	$5,272,000	$527,000	$1,318,000	$527,000	$7,644,000	$7,644,000
Southwest	Temecula	Old Town Front	Rancho California	I-15/SR-79 (Temecula Pkwy)	Secondary	1.45	4	4	0%	0.00	1	1	0	0	0	1	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Pechanga Pkwy	SR-79 (Temecula Pkwy)	Via Gilberto	Secondary	1.32	6	6	0%	0.00	1	1	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Pechanga Pkwy	Via Gilberto	Pechanga Pkwy	Secondary	1.44	4	4	0%	0.00	1	1	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Rancho California	Jefferson	Margarita	Secondary	1.89	4	6	53%	1.78	1	1	0	0	0	0	$2,015,000	$13,938,000		$0	$0	$0	$202,000	$504,000	$1,595,000	$18,254,000	$18,181,000
Southwest	Temecula	Rancho California	I-15	Interchange	Secondary	0.00	0	0	0%	0.00	1	1	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$0
Southwest	Temecula	Rancho California	Margarita	Butterfield Stage	Secondary	1.96	4	4	0%	0.00	1	1	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	I-15	Pechanga Pkwy	Secondary	0.90	6	6	0%	0.00	1	3	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	Pechanga Pkwy	Butterfield Stage	Secondary	3.08	6	6	0%	0.00	1	3	0	0	0	1	$0	$0		$0	$0	$2,114,000	$211,000	$529,000	$211,000	$3,065,000	$3,065,000
Southwest	Unincorporated	Briggs	Scott	SR-79 (Winchester)	Secondary	3.39	2	4	56%	2.98	1	3	0	0	0	0	$3,379,000	$1,463,000		$0	$0	$0	$338,000	$845,000	$484,000	$6,509,000	$6,509,000
Southwest	Unincorporated	Butterfield Stage	Tecalota Creek	bridge	Secondary	0.00	4	4	0%	0.00	2	3	0	200	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Butterfield Stage (Pourroy)	Auld	Murrieta Hot Springs	Secondary	2.27	0	4	17%	7.54	2	3	0	0	0	0	$13,113,000	$3,693,000		$0	$0	$0	$1,311,000	$3,278,000	$1,681,000	$23,076,000	$23,076,000
Southwest	Unincorporated	Grand	Ortega	Corydon	Secondary	4.96	2	4	10%	8.92	1	2	0	0	0	0	$10,098,000	$48,529,000		$0	$0	$0	$1,010,000	$2,525,000	$5,863,000	$68,025,000	$68,025,000
Southwest	Unincorporated	Horsethief Canyon	Temescal Canyon	I-15	Secondary	0.17	2	2	0%	0.00	1	3	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Indian Truck Trail	Temescal Canyon	I-15	Secondary	0.18	6	6	0%	0.00	1	3	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Murrieta Hot Springs	SR-79 (Winchester)	Pourroy	Secondary	1.75	4	4	0%	0.00	1	3	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Pala	Pechanga	San Diego County	Secondary	1.39	2	2	0%	0.00	2	3	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Pourroy	SR-79 (Winchester)	Auld	Secondary	2.28	2	4	84%	0.73	2	3	0	0	0	0	$1,270,000	$358,000		$0	$0	$0	$127,000	$318,000	$163,000	$2,236,000	$2,236,000
Southwest	Unincorporated	Rancho California	Butterfield Stage	Glen Oaks	Secondary	4.26	2	4	0%	8.52	1	1	0	0	0	0	$9,645,000	$66,712,000		$0	$0	$0	$965,000	$2,411,000	$7,636,000	$87,369,000	$87,369,000
Southwest	Unincorporated	Temescal Canyon	Horsethief Canyon Wash	bridge	Secondary	0.00	2	4	0%	0.00	2	3	0	240	0	0	$0	$0		$0	$2,304,000	$0	$230,000	$576,000	$230,000	$3,340,000	$3,340,000
Southwest	Unincorporated	Temescal Canyon	Indian Truck Trail	I-15	Secondary	2.57	2	4	0%	5.14	2	3	0	0	0	0	$8,944,000	$2,519,000		$0	$0	$0	$894,000	$2,236,000	$1,146,000	$15,739,000	$15,739,000
Southwest	Unincorporated	Temescal Canyon	Indian Wash	bridge	Secondary	0.00	2	4	0%	0.00	2	3	0	105	0	0	$0	$0		$0	$1,008,000	$0	$101,000	$252,000	$101,000	$1,462,000	$1,462,000
Southwest	Wildomar	Bundy Canyon	Mission	I-15	Secondary	0.94	2	4	32%	1.27	1	2	0	0	0	0	$1,441,000	$6,923,000		$0	$0	$0	$144,000	$360,000	$836,000	$9,704,000	$9,704,000
Southwest	Wildomar	Grand	Corydon	Wildomar Trail	Secondary	2.02	2	2	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Wildomar	Mission	Bundy Canyon	Palomar	Secondary	0.84	4	4	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Southwest	Wildomar	Palomar	Clinton Keith	Washington	Secondary	0.74	2	4	0%	1.48	1	3	0	0	0	0	$1,675,000	$725,000		$0	$0	$0	$168,000	$419,000	$240,000	$3,227,000	$3,227,000
Southwest	Wildomar	Palomar	Mission	Clinton Keith	Secondary	2.79	2	4	21%	4.41	2	3	0	0	0	0	$7,667,000	$2,159,000		$0	$0	$0	$767,000	$1,917,000	$983,000	$13,493,000	$13,493,000
Southwest	Wildomar	Wildomar Trail	I-15	Baxter	Secondary	0.29	2	4	0%	0.59	1	3	0	0	0	0	$665,000	$288,000		$0	$0	$0	$67,000	$166,000	$95,000	$1,281,000	$1,281,000
Southwest	Wildomar	Wildomar Trail	I-15	Interchange	Secondary	0.00	0	0	0%	0.00	1	3	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$27,858,000
Southwest	Wildomar	Wildomar Trail	Baxter	Palomar	Secondary	0.74	2	4	0%	1.48	1	2	0	0	0	0	$1,680,000	$8,073,000		$0	$0	$0	$168,000	$420,000	$975,000	$11,316,000	$11,316,000
Southwest	Wildomar	Wildomar Trail	Palomar	Grand	Secondary	0.51	2	2	0%	0.00	1	2	0	0	0	0	$0	$0		$0	$0	$0	$0	$0	$0	$0	$0
Subtotal					Secondary	469.28				240.56			22	8,650	6	26.75	$303,507,000	$590,248,000	$621,740,000	$101,280,000	$237,200,000	$18,358,000	$128,215,000	$320,544,000	$187,237,000	$2,508,329,000	$1,913,028,000
Totals	**Network**					739.22				558.58			33	17,485	9	33.89	$ 741,859,000	$1,272,869,000	$ 1,057,070,000	$ 176,256,000	$ 374,000,000	$ 23,259,000	$ 237,252,000	$ 593,150,000	$ 364,535,000	$ 4,840,250,000	$ 3,874,735,000
	Transit																									$ 217,870,000	$ 154,831,000
	Administration																									$ 161,183,000	$ 161,183,000
	MSHCP																									$ 64,606,000	$ 53,859,000
	TOTAL																									**$ 5,283,909,000**	**$ 4,244,608,000**

EXHIBIT H-2 TUMF Network Detailed Cost Estimate - Existing Need and Obligated Funding

Updated: July 23, 2024

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE	MAX TUMF MSHCP SHARE	EXIST NEED LOS E&F SEGMENT DESCRIPTION	% EXIST NEED	>2 LANE ADJST	EXIST V/C	FUTURE V/C	TUMF V/C SHARE	EXIST NEED	OBLIGATED	UNFUND EXIST NEED MSHCP	MSHCP	MSHCP EXIST NEED	MSHCP UNFUND EXIST NEED	COMBINED UNFUND EXIST NEED
Central	Menifee	Ethanac	Gaetz	Murrieta	$0	$0	$0		0%	0%	0.27	0.87			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Ethanac	Murrieta	I-215	$0	$0	$0		0%	0%	0.29	0.77			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Ethanac	I-215	Interchange	$32,698,000	$32,698,000	$0		0%	0%	0.62	1.21			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Ethanac	Sherman	Matthews	$2,674,000	$2,674,000	$69,000		0%	0%	0.32	0.61			$0	$0	$0	$69,000	$0	$0	$0
Central	Menifee	Ethanac	BNSF San Jacinto Branch	railroad crossing	$105,560,000	$105,560,000	$3,640,000		0%	0%	0.32	0.61			$0	$0	$0	$3,640,000	$0	$0	$0
Central	Menifee	Menifee	SR-74 (Pinacate)	Simpson	$1,307,000	$1,307,000	$34,000	Between Rouse and Matthews	11%	11%	0.70	0.98			$0	$0	$0	$34,000	$0	$0	$0
Central	Menifee	Salt Creek	bridge	Holland	$4,384,000	$4,384,000	$151,000		0%	0%	0.36	0.55			$0	$0	$0	$151,000	$0	$0	$0
Central	Menifee	Menifee	Simpson	Aldergate	$0	$0	$0		0%	0%	0.39	0.73			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Menifee	Aldergate	Newport	$0	$0	$0		0%	0%	0.45	0.63			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Menifee	Newport	Holland	$0	$0	$0		0%	0%	0.44	0.72			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Menifee	Holland	Garbani	$0	$0	$0		0%	0%	0.41	0.54			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Menifee	Garbani	Scott	$4,353,000	$4,353,000	$113,000		0%	0%	0.64	0.96			$0	$0	$0	$113,000	$0	$0	$0
Central	Menifee	Menifee/Whitewood	Scott	Murrieta City Limit	$0	$0	$0		0%	0%	0.44	0.76			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Newport	Goetz	Murrieta	$0	$0	$0		0%	0%	0.59	0.85			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Newport	Murrieta	I-215	$1,130,000	$1,130,000	$29,000	Between Pacific Channel and Winter Hawk, and SR-215 Bell Ramp and SR-215 On Ramp	27%	27%	0.84	1.08			$0	$0	$0	$29,000	$0	$0	$0
Central	Menifee	Newport	I-215	Menifee	$0	$0	$0	Between Menifee Lakes to Menifee, and 215 SB On Ramp to Antelope	36%	36%	0.93	1.08	85%		$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Newport	Menifee	Lindenberger	$0	$0	$0		0%	0%	0.66	0.94			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Newport	Lindenberger	SR-79 (Winchester)	$0	$0	$0		0%	0%	0.51	0.69			$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Scott	I-215	Briggs	$8,635,000	$8,635,000	$224,000	Between SB I-215 On Ramp and Antelope	5%	5%	0.45	0.82			$0	$0	$0	$224,000	$0	$0	$0
Central	Menifee	Scott	I-215	Interchange	$0	$0	$0		0%	0%	1.17	1.54	57%		$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Scott	Sunset	Murrieta	$4,388,000	$4,388,000	$114,000		0%	0%	0.94	1.32	91%		$0	$0	$0	$114,000	$0	$0	$0
Central	Menifee	Scott	Murrieta	I-215	$16,949,000	$12,949,000	$336,000		0%	0%	0.72	1.03			$0	$4,000,000	$0	$440,000	$0	$0	$0
Central	Menifee	SR-74	Briggs	Matthews	$8,254,000	$8,254,000	$214,000		0%	0%	0.72	0.98			$0	$0	$0	$214,000	$0	$0	$0
Central	Moreno Valley	Alessandro	I-215	Perris	$13,420,000	$13,420,000	$100,000		0%	0%	0.61	0.80			$0	$0	$0	$100,000	$0	$0	$0
Central	Moreno Valley	Alessandro	Perris	Nason	$0	$0	$0		0%	0%	0.55	0.75			$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Alessandro	Nason	Moreno Beach	$0	$0	$0		0%	0%	0.22	0.48			$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Alessandro	Moreno Beach	Gilman Springs	$18,019,000	$18,019,000	$468,000		0%	0%	0.24	0.66			$0	$0	$0	$468,000	$0	$0	$0
Central	Moreno Valley	Gilman Springs	SR-60	Alessandro	$7,291,000	$7,291,000	$189,000		0%	0%	0.65	0.73			$0	$0	$0	$189,000	$0	$0	$0
Central	Moreno Valley	Gilman Springs	SR-60	Interchange	$0	$0	$0		0%	0%	0.60	0.76			$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Perris	Reche Vista	Ironwood	$0	$0	$0		0%	0%	0.34	0.46			$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Perris	Ironwood	Sunnymead	$0	$0	$0		0%	0%	0.74	0.93			$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Perris	SR-60	Interchange	$32,698,000	$11,192,000	$0		0%	0%	2.03	2.62	34%	$21,506,000	$0	$0	$21,506,000	$0	$0	$0	$21,506,000
Central	Moreno Valley	Perris	Sunnymead	Cactus	$0	$0	$0		0%	0%	0.62	0.76			$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Perris	Cactus	Harley Knox	$0	$0	$0	Between Nandina and Harley Knox	18%	18%	0.69	1.01			$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Reche Vista	Country	Heacock	$7,486,000	$3,799,000	$39,000	Moreno Valley City Limit to Heacock	100%	100%	0.92	0.95	51%	$3,687,000	$0	$0	$3,687,000	$77,000	$38,000	$38,000	$3,725,000
Central	Perris	11th/Case	Perris	Goetz	$4,582,000	$4,582,000	$34,000		0%	0%	0.76	0.85			$0	$0	$0	$34,000	$0	$0	$0
Central	Perris	Case	Goetz	I-215	$20,876,000	$20,876,000	$155,000	Between SR-74 and Murrieta	40%	40%	0.80	1.18			$0	$0	$0	$155,000	$0	$0	$0
Central	Perris	Case	San Jacinto River	bridge	$1,740,000	$1,235,000	$43,000		0%	0%	1.18	1.88	71%	$505,000	$0	$505,000	$0	$60,000	$0	$0	$505,000
Central	Perris	Ethanac	Keystone	Goetz	$6,056,000	$6,056,000	$157,000		0%	0%	0.07	0.30			$0	$0	$0	$157,000	$0	$0	$0
Central	Perris	Ethanac	San Jacinto River	bridge	$5,568,000	$5,568,000	$192,000		0%	0%	0.07	0.30			$0	$0	$0	$192,000	$0	$0	$0
Central	Perris	Ethanac	I-215	Sherman	$5,316,000	$5,316,000	$39,000		0%	0%	0.53	1.15			$0	$0	$0	$39,000	$0	$0	$0
Central	Perris	Goetz	Case	Ethanac	$1,507,000	$999,000	$26,000	Between Case and Ethanac	100%	100%	1.06	1.38	66%	$508,000	$0	$508,000	$39,000	$13,000	$13,000	$521,000
Central	Perris	Goetz	San Jacinto River	bridge	$5,568,000	$3,398,000	$117,000		0%	0%	1.13	1.50	61%	$2,170,000	$0	$2,170,000	$192,000	$0	$0	$0	$2,170,000
Central	Perris	Mid-County (Placentia)	I-215	Perris	$15,655,000	$15,655,000	$116,000		0%	0%	0.05	0.21			$0	$0	$0	$116,000	$0	$0	$0
Central	Perris	Mid-County (Placentia)	I-215	Interchange	$0	$0	$0		0%	0%	0.46	0.85			$0	$0	$0	$0	$0	$0	$0
Central	Perris	Mid-County (Placentia)	Perris	Evans	$22,985,000	$22,985,000	$171,000		0%	0%	0.03	0.11			$0	$0	$0	$171,000	$0	$0	$0
Central	Perris	Mid-County (Placentia)	Perris Valley Storm Channel	bridge	$8,352,000	$8,352,000	$288,000		0%	0%	0.03	0.11			$0	$0	$0	$288,000	$0	$0	$0
Central	Perris	Perris	Harley Knox	Ramona	$0	$0	$0		0%	0%	0.86	1.04			$0	$0	$0	$0	$0	$0	$0
Central	Perris	Perris	Ramona	Citrus	$7,063,000	$7,063,000	$183,000	Between Ramona and Dewey, and Rider and Water	39%	39%	0.83	1.06			$0	$0	$0	$183,000	$0	$0	$0
Central	Perris	Perris	Citrus	Nuevo	$0	$0	$0		0%	0%	0.66	0.97			$0	$0	$0	$0	$0	$0	$0
Central	Perris	Perris	Nuevo	11th	$6,927,000	$6,927,000	$51,000		0%	0%	0.72	0.99			$0	$0	$0	$51,000	$0	$0	$0
Central	Perris	Perris	I-215 overcrossing	bridge	$0	$0	$0		0%	0%	0.78	1.10			$0	$0	$0	$0	$0	$0	$0
Central	Perris	Ramona	I-215	Perris	$5,039,000	$5,039,000	$37,000	Between NB I-215 On Ramp and Webster	26%	26%	0.77	0.79			$0	$0	$0	$37,000	$0	$0	$0
Central	Perris	Ramona	I-215	Interchange	$32,698,000	$7,725,000	$0		0%	0%	1.80	2.08	24%	$24,973,000	$0	$24,973,000	$0	$0	$0	$0	$24,973,000
Central	Perris	Ramona	Perris	Evans	$0	$0	$0		0%	0%	0.67	0.82			$0	$0	$0	$0	$0	$0	$0
Central	Perris	Ramona	Evans	Mid-County (2,800 ft E of Rider)	$0	$0	$0		0%	0%	0.62	1.06			$0	$0	$0	$0	$0	$0	$0
Central	Perris	SR-74 (4th)	Ellis	I-215	$0	$0	$0	Between Navajo and S A St	22%	22%	0.78	1.03			$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Ethanac	SR-74	Keystone	$4,666,000	$4,666,000	$121,000		0%	0%	0.04	0.19			$0	$0	$0	$121,000	$0	$0	$0
Central	Unincorporated	Gilman Springs	Alessandro	Bridge Road	$30,601,000	$30,601,000	$869,000	Between Olive and Jackrabbit	41%	41%	0.87	1.43			$0	$0	$0	$869,000	$0	$0	$0
Central	Unincorporated	Menifee	Nuevo	SR-74 (Pinacate)	$16,684,000	$16,684,000	$433,000		0%	0%	0.69	0.98			$0	$0	$0	$433,000	$0	$0	$0
Central	Unincorporated	Mid-County	Evans	Ramona (2,800 ft E of Rider)	$12,156,000	$12,156,000	$362,000		0%	0%	0.08	0.45			$0	$0	$0	$362,000	$0	$0	$0
Central	Unincorporated	Mid-County (Ramona)	Ramona (2,800 ft E of Rider)	Pico Avenue	$0	$0	$0		0%	0%	0.37	0.96			$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Mid-County (Ramona)	Pico Avenue	Bridge Road	$47,769,000	$47,769,000	$1,240,000		0%	0%	0.82	1.43			$0	$0	$0	$1,240,000	$0	$0	$0
Central	Unincorporated	Mid-County (Ramona)	San Jacinto River	bridge	$36,192,000	$36,192,000	$1,248,000		0%	0%	0.78	1.33			$0	$0	$0	$1,248,000	$0	$0	$0
Central	Unincorporated	Reche Canyon	San Bernardino County	Reche Vista	$0	$0	$0		0%	0%	0.84	0.91			$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Reche Vista	Reche Canyon	Country	$0	$0	$0		0%	0%	0.81	0.83			$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	Scott	Briggs	SR-79 (Winchester)	$0	$0	$0		0%	0%	0.12	0.53			$0	$0	$0	$0	$0	$0	$0
Central	Unincorporated	SR-74	Ethanac	Ellis	$0	$0	$0	Between Ethanac and Theda, and Mountain and Sofia	34%	34%	0.87	1.17			$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Cajalco	I-15	Temescal Canyon	$0	$0	$0		0%	0%	0.47	0.62			$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Cajalco	I-15	Interchange	$0	$0	$0		0%	0%	1.59	2.08	42%		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Foothill	Paseo Grande	Lincoln	$0	$0	$0		0%	0%	0.45	0.61			$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Foothill	Wardlow Wash	bridge	$0	$0	$0		0%	0%	0.47	0.63			$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Foothill	Lincoln	California	$0	$0	$0		0%	0%	0.30	0.42			$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Foothill	California	I-15	$0	$0	$0		0%	0%	0.29	0.42			$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Green River	SR-91	Dominguez Ranch	$0	$0	$0		0%	0%	0.53	0.61			$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Green River	Dominguez Ranch	Palisades	$0	$0	$0		0%	0%	0.53	0.60			$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Green River	Palisades	Paseo Grande	$0	$0	$0		0%	0%	0.66	0.77			$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Schleisman	San Bernardino County	600' e/o Cucamonga Creek	$648,000	$648,000	$0		0%	0%	0.65	1.23			$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Schleisman	Cucamonga Creek	bridge	$0	$0	$0		0%	0%	0.72	1.27			$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Schleisman	600' e/o Cucamonga Creek	Harrison	$866,000	$866,000	$0		0%	0%	0.69	1.17			$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Schleisman	Harrison	Sumner	$488,000	$488,000	$0	Between Spicewood and Sumner	18%	18%	0.62	0.96			$0	$0	$0	$0	$0	$0	$0
Northwest	Eastvale	Schleisman	Sumner	Scholar	$7,625,000	$7,625,000	$57,000		0%	0%	0.85	0.97			$0	$0	$0	$57,000	$0	$0	$0
Northwest	Eastvale	Schleisman	Scholar	A Street	$119,000	$119,000	$1,000		0%	0%	0.50	0.80			$0	$0	$0	$1,000	$0	$0	$0
Northwest	Eastvale	Schleisman	A Street	Hamner	$209,000	$209,000	$2,000		0%	0%	0.50	0.84			$0	$0	$0	$2,000	$0	$0	$0
Northwest	Jurupa Valley	Van Buren	SR-60	Bellegrave	$23,928,000	$10,461,000	$78,000	Between SR-60 and Bellegrave	100%	100%	1.02	1.10	44%	$13,467,000	$0	$13,467,000	$178,000	$100,000	$100,000	$13,567,000
Northwest	Jurupa Valley	Van Buren	Bellegrave	Santa Ana River	$42,900,000	$0	$0	Between Limonite and Santa Ana River, and Mill Ln and Bellegrave	59%	59%	1.03	1.13	44%	$19,851,000	$60,900,000	$0	$452,000	$147,000	$0	$0	$0
Northwest	Riverside	Alessandro	Arlington	Trautwein	$2,410,000	$2,410,000	$0	Between Arlington and Via Vista, and Canyon Crest and Trautwein	73%	73%	1.03	1.16	48%		$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Arlington	La Sierra	Magnolia	$0	$0	$0	Between Ben Lomond and 300 ft East of Pegasus	13%	13%	0.68	0.77			$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Arlington	Magnolia	Alessandro	$46,465,000	$46,465,000	$475,000	Between Victoria and Alessandro	36%	36%	0.80	0.93			$0	$0	$0	$475,000	$0	$0	$0
Northwest	Riverside	Van Buren	Santa Ana River	SR-91	$5,230,000	$4,392,000	$53,000	Between Santa Ana River and Esperia	58%	58%	0.94	1.05	72%	$838,000	$0	$838,000	$39,000	$6,000	$6,000	$844,000
Northwest	Riverside	Van Buren	SR-91	Mockingbird Canyon	$39,493,000	$21,292,000	$158,000	Between Mockingbird Canyon and Rudicill, and Indiana to SR-91	95%	95%	1.00	1.10	51%	$18,201,000	$0	$18,201,000	$293,000	$135,000	$135,000	$18,336,000
Northwest	Riverside	Van Buren	Wood	Trautwein	$0	$0	$0		0%	0%	0.79	0.85			$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Van Buren	Trautwein	Orange Terrace	$7,574,000	$7,574,000	$56,000		0%	0%	0.69	0.89			$0	$0	$0	$56,000	$0	$0	$0
Northwest	Unincorporated	Alessandro	Trautwein	Vista Grande	$0	$0	$0		0%	0%	0.79	0.93			$0	$0	$0	$0	$0	$0	$0
Northwest	Unincorporated	Alessandro	Vista Grande	I-215	$0	$0	$0		0%	0%	0.85	1.04			$0	$0	$0	$0	$0	$0	$0
Northwest	Unincorporated	Cajalco	El Sobrante	Harley John	$10,580,000	$9,817,000	$279,000	Between El Sobrante and Gentian	40%	20%	0.95	1.04	64%	$763,000	$0	$763,000	$301,000	$22,000	$22,000	$785,000
Northwest	Unincorporated	Cajalco	Harley John	Harvill	$166,492,000	$166,492,000	$1,236,000	Between Harley John and Wood, and Cole and Alexander, and Carroll and Seaton	63%	31%	0.87	1.05			$0	$0	$0	$1,236,000	$0	$0	$0
Northwest	Unincorporated	Cajalco	Harvill	I-215	$1,238,000	$1,238,000	$32,000		0%	0%	0.78	0.84			$0	$0	$0	$32,000	$0	$0	$0
Northwest	Unincorporated	Cajalco	Temescal Canyon	La Sierra	$49,596,000	$35,953,000	$1,071,000	Between Temescal Canyon and Sierra	100%	50%	1.06	1.19	45%	$13,643,000	$0	$13,643,000	$1,477,000	$406,000	$406,000	$14,049,000
Northwest	Unincorporated	Cajalco	Temescal Wash	bridge	$4,872,000	$1,937,000	$66,000		0%	0%	1.13	1.27	39%	$2,965,000	$0	$2,965,000	$168,000	$0	$0	$0	$2,965,000
Northwest	Unincorporated	Cajalco	La Sierra	El Sobrante	$96,453,000	$96,453,000	$2,872,000		0%	0%	0.78	0.85			$0	$0	$0	$2,872,000	$0	$0	$0
Northwest	Unincorporated	Van Buren	Mockingbird Canyon	Wood	$67,429,000	$67,429,000	$501,000	Between Washington and Wood	47%	47%	0.89	1.04			$0	$0	$0	$501,000	$0	$0	$0
Northwest	Unincorporated	Van Buren	Orange Terrace	I-215	$0	$0	$0		0%	0%	0.71	0.99			$0	$0	$0	$0	$0	$0	$0

EXHIBIT H-2 TUMF Network Detailed Cost Estimate - Existing Need and Obligated Funding

Updated: July 23, 2024

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE	MAX TUMF MSHCP SHARE	EXIST NEED LOS E&F SEGMENT DESCRIPTION	% EXIST NEED	>2 LANE ADJST	EXIST V/C	FUTURE V/C	TUMF V/C SHARE	EXIST NEED	OBLIGATED	UNFUND EXIST NEED MSHCP	MSHCP EXIST NEED	MSHCP UNFUND EXIST NEED	COMBINED UNFUND EXIST NEED
Pass	Banning	Highland Springs	Wilson (8th)	Sun Lakes	$0	$0	$0		0%	0%	0.46	0.68		$0	$0	$0	$0	$0	$0
Pass	Banning	Highland Springs	I-10	Interchange	$63,061,000	$32,516,000	$0		0%	0%	1.16	1.43	52%	$30,545,000	$14,698,000	$15,847,000	$0	$0	$15,847,000
Pass	Banning	Highland Springs	Oak Valley (14th)	Wilson (8th)	$0	$0	$0		0%	0%	0.29	0.49		$0	$0	$0	$0	$0	$0
Pass	Banning	Highland Springs	Cherry Valley	Oak Valley (14th)	$0	$0	$0		0%	0%	0.28	0.50		$0	$0	$0	$0	$0	$0
Pass	Banning	I-10 Bypass South	I-10	Morongo Trail (Apache Trail)	$50,110,000	$50,110,000	$372,000		0%	0%	0.04	0.05		$0	$0	$0	$372,000	$0	$0
Pass	Banning	I-10 Bypass South	I-10	Interchange	$63,061,000	$63,061,000	$0		0%	0%	0.73	0.86		$0	$0	$0	$0	$0	$0
Pass	Banning	I-10 Bypass South	San Gorgonio	Bridge	$4,176,000	$4,176,000	$144,000		0%	0%	0.26	0.31		$0	$0	$0	$144,000	$0	$0
Pass	Banning	I-10 Bypass South	UP/Hargrave	railroad crossing	$52,780,000	$52,780,000	$1,820,000		0%	0%	0.26	0.31		$0	$0	$0	$1,820,000	$0	$0
Pass	Beaumont	Beaumont	Oak Valley (14th)	I-10	$0	$0	$0		0%	0%	0.31	0.37		$0	$0	$0	$0	$0	$0
Pass	Beaumont	Potrero	Oak Valley (San Timoteo Can	SR-60	$1,100,000	$1,100,000	$29,000		0%	0%	0.01	0.37		$0	$0	$0	$29,000	$0	$0
Pass	Beaumont	Potrero	SR-60	Interchange	$63,061,000	$29,561,000	$0		0%	0%	0.39	0.84		$0	$33,500,000	$0	$0	$0	$0
Pass	Beaumont	Potrero	UP	railroad crossing	$40,020,000	$40,020,000	$1,380,000		0%	0%	0.01	0.37		$0	$0	$0	$1,380,000	$0	$0
Pass	Beaumont	Potrero	Noble Creek	bridge	$0	$0	$0		0%	0%	0.01	0.37		$0	$0	$0	$0	$0	$0
Pass	Beaumont	Potrero	SR-60	4th	$0	$0	$0		0%	0%	0.01	0.25		$0	$0	$0	$0	$0	$0
Pass	Beaumont	SR-79 (Beaumont)	I-10	California	$0	$0	$0	Between I-10 WB On Ramp and California	100%	100%	1.05	1.18	46%	$0	$0	$0	$0	$0	$0
Pass	Beaumont	SR-79 (Beaumont)	I-10	Interchange	$63,061,000	$7,408,000	$0		0%	0%	2.20	2.37	12%	$55,653,000	$0	$55,653,000	$0	$0	$55,653,000
Pass	Calimesa	Cherry Valley	I-10	Interchange	$63,061,000	$59,773,000	$0		0%	0%	0.93	1.51	95%	$3,288,000	$443,000	$2,845,000	$0	$0	$2,845,000
Pass	Calimesa	Cherry Valley	Roberts St	Roberts Rd	$3,053,000	$3,053,000	$79,000		0%	0%	0.54	0.71		$0	$0	$0	$79,000	$0	$0
Pass	Unincorporatec	Cherry Valley	Bellflower	Noble	$6,411,000	$6,411,000	$166,000		0%	0%	0.08	0.23		$0	$0	$0	$166,000	$0	$0
Pass	Unincorporatec	Cherry Valley	Highland Springs	Bellflower	$0	$0	$0		0%	0%	0.03	0.10		$0	$0	$0	$0	$0	$0
Pass	Unincorporatec	Cherry Valley	Noble	Roberts St	$0	$0	$0		0%	0%	0.41	0.61		$0	$0	$0	$0	$0	$0
Pass	Unincorporatec	Cherry Valley	San Timoteo Wash	bridge	$0	$0	$0		0%	0%	0.26	0.41		$0	$0	$0	$0	$0	$0
Pass	Unincorporatec	SR-79 (Lamb Canyon)	California	Gilman Springs	$0	$0	$0	Between California and Gilman Springs	100%	100%	1.21	1.43	42%	$0	$0	$0	$0	$0	$0
San Jacinto	Hemet	Domenigoni	Warren	Sanderson	$7,726,000	$7,726,000	$201,000		0%	0%	0.82	1.13		$0	$0	$0	$201,000	$0	$0
San Jacinto	Hemet	Domenigoni	Sanderson	State	$0	$0	$0		0%	0%	0.41	0.69		$0	$0	$0	$0	$0	$0
San Jacinto	Hemet	SR-74	Winchester	Warren	$35,208,000	$35,208,000	$261,000	Between Warren and 600 ft East of Cordoba	25%	25%	0.83	1.05		$0	$0	$0	$261,000	$0	$0
San Jacinto	San Jacinto	Mid-County (Ramona)	Warren	Sanderson	$0	$0	$0		0%	0%	0.57	0.61		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto	Mid-County (Ramona)	Sanderson/SR-79 (Hemet Bypa	Interchange	$0	$0	$0		0%	0%	0.61	0.85		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto	Ramona	Sanderson	State	$0	$0	$0		0%	0%	0.48	0.63		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto	Ramona	State	Main	$0	$0	$0		0%	0%	0.58	0.67		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto	Ramona	Main	Cedar	$31,518,000	$26,928,000	$200,000	Between 7th and Rue Pinot Blanc, and Hemet and Mountain	68%	34%	0.93	0.97	57%	$4,590,000	$0	$4,590,000	$234,000	$34,000	$34,000
San Jacinto	San Jacinto	Ramona	Cedar	SR-74	$0	$0	$0		0%	0%	0.29	0.35		$0	$0	$0	$0	$0	$0
San Jacinto	Unincorporatec	Domenigoni	SR-79 (Winchester)	Warren	$13,508,000	$13,508,000	$351,000		0%	0%	0.88	1.13		$0	$0	$0	$351,000	$0	$0
San Jacinto	Unincorporatec	Domenigoni	San Diego Aqueduct	bridge	$4,176,000	$4,176,000	$144,000		0%	0%	0.88	1.12		$0	$0	$0	$144,000	$0	$0
San Jacinto	Unincorporatec	Gilman Springs	Bridge	Sanderson	$0	$0	$0		0%	0%	0.62	0.84		$0	$0	$0	$0	$0	$0
San Jacinto	Unincorporatec	Mid-County (Ramona)	Bridge	Warren	$9,221,000	$9,221,000	$239,000		0%	0%	0.78	1.04		$0	$0	$0	$239,000	$0	$0
San Jacinto	Unincorporatec	SR-74	Briggs	SR-79 (Winchester)	$15,417,000	$15,417,000	$400,000	Between Briggs and Ramona	14%	14%	0.63	1.06		$0	$0	$0	$400,000	$0	$0
San Jacinto	Unincorporatec	SR-79 (Hemet Bypass)	SR-74 (Florida)	Domenigoni	$13,901,000	$13,901,000	$361,000		0%	0%	0.62	0.86		$0	$0	$0	$361,000	$0	$0
San Jacinto	Unincorporatec	SR-79 (Hemet Bypass)	San Diego Aqueduct	bridge	$4,176,000	$4,176,000	$144,000		0%	0%	0.62	0.86		$0	$0	$0	$144,000	$0	$0
San Jacinto	Unincorporatec	SR-79 (Hemet Bypass)	Domenigoni	Winchester	$6,542,000	$6,542,000	$170,000		0%	0%	0.59	0.76		$0	$0	$0	$170,000	$0	$0
San Jacinto	Unincorporatec	SR-79 (San Jacinto Bypass)	Mid-County (Ramona)	SR-74 (Florida)	$56,690,000	$56,690,000	$1,472,000		0%	0%	0.55	0.73		$0	$0	$0	$1,472,000	$0	$0
San Jacinto	Unincorporatec	SR-79 (Sanderson)	Gilman Springs	Ramona	$6,899,000	$2,555,000	$66,000	Between Ramona and Gilman Springs	100%	100%	1.18	1.34	37%	$4,344,000	$0	$4,344,000	$179,000	$113,000	$113,000
San Jacinto	Unincorporatec	SR-79 (Sanderson)	San Jacinto River	bridge	$19,488,000	$7,651,000	$264,000		0%	0%	1.21	1.41	39%	$11,837,000	$0	$11,837,000	$672,000	$0	$11,837,000
San Jacinto	Unincorporatec	SR-79 (Winchester)	Domenigoni	Keller	$65,022,000	$65,022,000	$483,000		0%	0%	0.55	0.82		$0	$0	$0	$483,000	$0	$0
Southwest	Canyon Lake	Goetz	Railroad Canyon	Newport	$0	$0	$0		0%	0%	0.35	0.53		$0	$0	$0	$0	$0	$0
Southwest	Canyon Lake	Railroad Canyon	Canyon Hills	Goetz	$0	$0	$0		0%	0%	0.71	0.94		$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	Canyon Hills	$0	$0	$0	Between I-15 S On Ramp and Summerhill	2%	2%	0.86	1.12		$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	Interchange	$0	$0	$0		0%	0%	2.48	3.04	26%	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	SR-74	I-15	Interchange	$63,061,000	$24,162,000	$0		0%	0%	1.60	2.03	38%	$38,899,000	$0	$38,899,000	$0	$0	$38,899,000
Southwest	Murrieta	Clinton Keith	Copper Craft	Toulon	$0	$0	$0	Between California Oaks and Toulon	35%	35%	0.76	0.95		$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Clinton Keith	Toulon	I-215	$2,076,000	$2,076,000	$54,000	Between Toulon and Thousand Oaks, and Duster and Meritage	52%	52%	0.88	1.06		$0	$0	$0	$54,000	$0	$0
Southwest	Murrieta	Clinton Keith	I-215	Whitewood	$0	$0	$0		0%	0%	0.67	0.76		$0	$0	$0	$0	$0	$0
Southwest	Murrieta	French Valley (Date)	Murrieta Hot Springs	Winchester Creek	$7,321,000	$7,321,000	$54,000		0%	0%	0.77	1.21		$0	$0	$0	$54,000	$0	$0
Southwest	Murrieta	French Valley (Date)	Winchester Creek	Margarita	$0	$0	$0		0%	0%	0.04	0.08		$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Whitewood	Menifee City Limit	Keller	$0	$0	$0		0%	0%	0.39	0.74		$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Whitewood	Keller	Clinton Keith	$0	$0	$0		0%	0%	0.54	0.84		$0	$0	$0	$0	$0	$0
Southwest	Temecula	French Valley (Cherry)	Jefferson	Diaz	$3,929,000	$3,929,000	$29,000		0%	0%	0.00	0.58		$0	$0	$0	$29,000	$0	$0
Southwest	Temecula	French Valley (Cherry)	Murrieta Creek	bridge	$5,846,000	$5,846,000	$202,000		0%	0%	0.00	0.58		$0	$0	$0	$202,000	$0	$0
Southwest	Temecula	French Valley (Date)	Margarita	Ynez	$0	$0	$0		0%	0%	0.20	0.34		$0	$0	$0	$0	$0	$0
Southwest	Temecula	French Valley (Date)	Ynez	Jefferson	$5,010,000	$5,010,000	$37,000		0%	0%	0.07	0.15		$0	$0	$0	$37,000	$0	$0
Southwest	Temecula	French Valley (Date)	I-15	Interchange	$122,076,000	$122,076,000	$0		0%	0%	0.19	0.29		$0	$0	$0	$0	$0	$0
Southwest	Temecula	SR-79 (Winchester)	Murrieta Hot Springs	Jefferson	$2,697,000	$2,697,000	$0	Between Promenade Mall West and Murrieta Hot Springs, and I-15 NB On Ramp to SB/I East of Jefferson Ave	84%	84%	0.96	1.24	81%	$0	$0	$0	$0	$0	$0
Southwest	Temecula	SR-79 (Winchester)	I-15	Interchange	$0	$0	$0		0%	0%	1.58	1.80	24%	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Western Bypass (Diaz)	Cherry	Rancho California	$2,285,000	$2,285,000	$17,000		0%	0%	0.18	0.45		$0	$0	$0	$17,000	$0	$0
Southwest	Temecula	Western Bypass (Vincent Mon	Rancho California	SR-79 (Front)	$23,629,000	$23,629,000	$296,000		0%	0%	0.01	0.05		$0	$0	$0	$296,000	$0	$0
Southwest	Temecula	Western Bypass (Vincent Mon	Interchange	I-15	$0	$0	$0		0%	0%	2.30	3.07	36%	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Western Bypass (Vincent Mon	Murrieta Creek	bridge	$4,176,000	$4,176,000	$144,000		0%	0%	0.01	0.05		$0	$0	$0	$144,000	$0	$0
Southwest	Unincorporatec	Benton	SR-79	Eastern Bypass	$0	$0	$0		0%	0%	0.26	0.35		$0	$0	$0	$0	$0	$0
Southwest	Unincorporatec	Clinton Keith	Whitewood	SR-79	$5,539,000	$5,539,000	$144,000		0%	0%	0.62	0.79		$0	$0	$0	$144,000	$0	$0
Southwest	Unincorporatec	Clinton Keith	Warm Springs Creek	bridge	$0	$0	$0		0%	0%	0.62	0.79		$0	$0	$0	$0	$0	$0
Southwest	Unincorporatec	SR-74	I-15	Ethanac	$27,699,000	$26,347,000	$749,000	Between I-15 nd Dexter, and Concord and Riverside, and Steele Valley and Peach, and Meadowbrook and Elli	64%	64%	0.93	1.23	92%	$1,352,000	$0	$1,352,000	$787,000	$38,000	$38,000
Southwest	Unincorporatec	SR-79 (Winchester)	Keller	Thompson	$34,213,000	$34,213,000	$254,000		0%	0%	0.56	0.71		$0	$0	$0	$254,000	$0	$0
Southwest	Unincorporatec	SR-79 (Winchester)	Thompson	La Alba	$27,699,000	$27,699,000	$236,000	Between La Alba and Via Nieto Mesa	25%	25%	0.82	0.99		$0	$0	$0	$236,000	$0	$0
Southwest	Unincorporatec	SR-79 (Winchester)	La Alba	Hunter	$7,854,000	$3,042,000	$22,000	Between La Alba and Hunter	100%	100%	1.10	1.22	39%	$4,812,000	$0	$4,812,000	$58,000	$36,000	$36,000
Southwest	Unincorporatec	SR-79 (Winchester)	Hunter	Murrieta Hot Springs	$595,000	$442,000	$11,000	Between Murrieta Hot Springs and Robert Jones, and Bond	75%	75%	0.95	1.04	66%	$153,000	$0	$153,000	$15,000	$4,000	$4,000
Southwest	Wildomar	Bundy Canyon	I-15	Monte Vista	$1,362,000	$1,362,000	$39,000	Between I-15 NB On Ramp and Monte Vista	75%	75%	0.84	1.16		$0	$0	$0	$39,000	$0	$0
Southwest	Wildomar	Bundy Canyon	Monte Vista	Sunset	$24,818,000	$24,818,000	$739,000	Between Monte Vista and Oak Cedar	37%	37%	0.89	1.18		$0	$0	$0	$739,000	$0	$0
Southwest	Wildomar	Bundy Canyon	I-15	Interchange	$32,698,000	$24,613,000	$0		0%	0%	1.12	1.77	75%	$8,085,000	$0	$8,085,000	$0	$0	$8,085,000
Southwest	Wildomar	Clinton Keith	Palomar	I-15	$0	$0	$0		0%	0%	0.69	0.80		$0	$0	$0	$0	$0	$0
Southwest	Wildomar	Clinton Keith	I-15	Copper Craft	$5,030,000	$0	$0	Between Inland Valley and Smith Ranch, and Covington and Copper Craft	60%	60%	0.89	1.01		$0	$5,030,000	$0	$143,000	$0	$0
Subtotal					$2,331,921,000	$1,961,707,000	$30,262,000		10.8%					$286,635,000	$118,571,000	$251,643,000	$32,508,000	$1,092,000	945,000	282,588,000

EXHIBIT H-2 TUMF Network Detailed Cost Estimate - Existing Need and Obligated Funding

Updated: July 23, 2024

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE	MAX TUMF MSHCP SHARE	EXIST NEED LOS E&F SEGMENT DESCRIPTION	% EXIST NEED	>2 LANE ADJST	EXIST V/C	FUTURE V/C	TUMF V/C SHARE	EXIST NEED	OBLIGATED	UNFUND EXIST NEED MSHCP	MSHCP	MSHCP EXIST NEED	MSHCP UNFUND EXIST NEED	COMBINED UNFUND EXIST NEED
Central	Menifee	Briggs	Newport	Scott	$0	$0	$0		0%	0%	0.18	0.48		$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Briggs	SR-74 (Pinacate)	Simpson	$2,991,000	$2,991,000	$78,000		0%	0%	0.05	0.23		$0	$0	$0	$78,000	$0	$0	$0
Central	Menifee	Briggs	Simpson	Old Newport	$5,430,000	$5,430,000	$141,000		0%	0%	0.35	0.78		$0	$0	$0	$141,000	$0	$0	$0
Central	Menifee	Briggs	Salt Creek	bridge	$8,352,000	$8,352,000	$288,000		0%	0%	0.41	0.74		$0	$0	$0	$288,000	$0	$0	$0
Central	Menifee	Garbani	I-215	Interchange	$63,061,000	$42,483,000	$0		0%	0%	1.21	1.85	67%	$20,578,000	$0	$20,578,000	$0	$0	$0	$20,578,000
Central	Menifee	Goetz	Juanita	Lesser Lane	$11,378,000	$11,378,000	$295,000		0%	0%	0.70	0.94		$0	$0	$0	$295,000	$0	$0	$0
Central	Menifee	Goetz	Newport	Juanita	$0	$0	$0		0%	0%	0.65	0.97		$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Holland	Murrieta	Bradley	$15,708,000	$15,708,000	$117,000		0%	0%	0.52	0.87		$0	$0	$0	$117,000	$0	$0	$0
Central	Menifee	Holland	Bradley	Haun	$11,439,000	$11,439,000	$85,000		0%	0%	0.62	0.94		$0	$0	$0	$85,000	$0	$0	$0
Central	Menifee	Holland	Haun	Antelope	$9,456,000	$9,456,000	$70,000		0%	0%	0.74	0.96		$0	$0	$0	$70,000	$0	$0	$0
Central	Menifee	Holland	I-215 overcrossing	bridge	$9,744,000	$9,744,000	$336,000		0%	0%	0.76	0.96		$0	$0	$0	$336,000	$0	$0	$0
Central	Menifee	Holland	Antelope	Menifee	$3,844,000	$3,844,000	$29,000		0%	0%	0.17	0.50		$0	$0	$0	$29,000	$0	$0	$0
Central	Menifee	McCall	I-215	Aspel	$5,354,000	$5,354,000	$139,000		0%	0%	0.34	0.65		$0	$0	$0	$139,000	$0	$0	$0
Central	Menifee	McCall	I-215	Interchange	$0	$0	$0		0%	0%	1.58	2.02	39%	$0	$0	$0	$0	$0	$0	$0
Central	Menifee	McCall	Aspel	Menifee	$2,288,000	$2,288,000	$59,000		0%	0%	0.38	0.71		$0	$0	$0	$59,000	$0	$0	$0
Central	Menifee	Murrieta	Ethanac	McCall	$0	$0	$0		0%	0%	0.52	0.84		$0	$0	$0	$0	$0	$0	$0
Central	Menifee	Murrieta	McCall	Newport	$7,967,000	$7,967,000	$207,000		0%	0%	0.60	0.84		$0	$0	$0	$207,000	$0	$0	$0
Central	Menifee	Murrieta	Newport	Bundy Canyon	$0	$0	$0		0%	0%	0.43	0.69		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Cactus	I-215	Heacock	$5,617,000	$5,617,000	$42,000	between Guldensnest and Arlot, and Frontage Road and 230 ft East	7%	7%	0.66	0.84		$0	$0	$0	$42,000	$0	$0	$0
Central	Moreno Valley	Cactus	I-215	Interchange	$0	$0	$0		0%	0%	1.22	1.43	40%	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Day	Ironwood	SR-60	$0	$0	$0		0%	0%	0.53	0.63		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Day	SR-60	Interchange	$0	$0	$0		0%	0%	1.03	1.21	60%	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Day	SR-60	Eucalyptus	$0	$0	$0		0%	0%	0.45	0.58		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Eucalyptus	I-215	Towngate	$8,843,000	$8,843,000	$66,000		0%	0%	0.52	0.72		$0	$0	$0	$66,000	$0	$0	$0
Central	Moreno Valley	Eucalyptus	Towngate	Frederick	$0	$0	$0		0%	0%	0.43	0.69		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Eucalyptus	Frederick	Heacock	$0	$0	$0		0%	0%	0.51	0.67		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Eucalyptus	Heacock	Kitching	$0	$0	$0		0%	0%	0.53	0.71		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Eucalyptus	Kitching	Moreno Beach	$0	$0	$0		0%	0%	0.19	0.28		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Eucalyptus	Moreno Beach	Theodore	$0	$0	$0		0%	0%	0.01	0.12		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Frederick	SR-60	Alessandro	$0	$0	$0	between SR-60 and Sunnymead	5%	5%	0.42	0.59		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Heacock	Cactus	San Michele	$0	$0	$0		0%	0%	0.56	0.96		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Heacock	Reche Vista	Cactus	$0	$0	$0		0%	0%	0.47	0.66		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Heacock	San Michele	Harley Knox	$0	$0	$0		0%	0%	0.11	0.22		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Ironwood	SR-60	Day	$0	$0	$0		0%	0%	0.82	1.02		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Ironwood	Day	Heacock	$0	$0	$0		0%	0%	0.69	0.84		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Lasselle	Alessandro	John F Kennedy	$0	$0	$0		0%	0%	0.68	0.79		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Lasselle	John F Kennedy	Oleander	$0	$0	$0	between Via Rancheros and Iramonte	13%	13%	0.72	1.01		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Moreno Beach	Reche Canyon	SR-60	$18,797,000	$18,797,000	$140,000	between SR-60 and SR-60 WB On Ramp	5%	5%	0.32	0.65		$0	$0	$0	$140,000	$0	$0	$0
Central	Moreno Valley	Moreno Beach	SR-60 overcrossing	bridge	$0	$0	$0		0%	0%	0.95	1.27	87%	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Nason	SR-60	Alessandro	$0	$0	$0		0%	0%	0.66	0.83		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Pigeon Pass	Ironwood	SR-60	$0	$0	$0	between SR-60 and SR-60 WB On Ramp, and Hemlock and Ironwood	87%	87%	0.94	1.07	74%	$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Pigeon Pass/CETAP Corridor	Hidden Springs	Ironwood	$0	$0	$0		0%	0%	0.40	0.48		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Reche Canyon	Moreno Valley City Limit	Locust	$0	$0	$0		0%	0%	0.02	0.19		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Redlands	Locust	Alessandro	$39,789,000	$39,789,000	$295,000	between Locust and Ironwood	27%	27%	0.80	0.97		$0	$0	$0	$295,000	$0	$0	$0
Central	Moreno Valley	Redlands	SR-60	Interchange	$32,698,000	$32,698,000	$0		0%	0%	0.47	0.51		$0	$0	$0	$0	$0	$0	$0
Central	Moreno Valley	Theodore	SR-60	Eucalyptus	$3,966,000	$3,966,000	$29,000		0%	0%	0.46	0.99		$0	$0	$0	$29,000	$0	$0	$0
Central	Moreno Valley	Theodore	SR-60	Interchange	$32,698,000	$32,698,000	$0		0%	0%	0.44	0.75		$0	$0	$0	$0	$0	$0	$0
Central	Perris	Ellis	Goetz	Evans	$9,526,000	$9,526,000	$247,000		0%	0%	0.08	0.14		$0	$0	$0	$247,000	$0	$0	$0
Central	Perris	Evans	Oleander	Ramona	$0	$0	$0		0%	0%	0.71	1.10		$0	$0	$0	$0	$0	$0	$0
Central	Perris	Evans	Ramona	Morgan	$0	$0	$0		0%	0%	0.80	1.15		$0	$0	$0	$0	$0	$0	$0
Central	Perris	Evans	Morgan	Rider	$0	$0	$0	between Morgan and Sinclair	50%	50%	0.83	1.06		$0	$0	$0	$0	$0	$0	$0
Central	Perris	Evans	Rider	Placentia	$0	$0	$0	between Placentia and 260 ft North	11%	11%	0.55	0.69		$0	$0	$0	$0	$0	$0	$0
Central	Perris	Evans	Placentia	Nuevo	$6,492,000	$6,492,000	$169,000	between Placentia and 200 ft South, and Morago and Sunset	9%	4%	0.54	0.79		$0	$0	$0	$169,000	$0	$0	$0
Central	Perris	Evans	Nuevo	Ellis	$17,705,000	$17,705,000	$460,000		0%	0%	0.00	0.33		$0	$0	$0	$460,000	$0	$0	$0
Central	Perris	Evans	San Jacinto River	bridge	$11,136,000	$11,136,000	$384,000		0%	0%	0.00	0.13		$0	$0	$0	$384,000	$0	$0	$0
Central	Perris	Evans	I-215	bridge	$8,352,000	$8,352,000	$288,000		0%	0%	0.00	0.13		$0	$0	$0	$288,000	$0	$0	$0
Central	Perris	Goetz	Lesser	Ethanac	$7,845,000	$7,845,000	$204,000	between Ethanac and Ruffian	7%	7%	0.79	1.13		$0	$0	$0	$204,000	$0	$0	$0
Central	Perris	Harley Knox	I-215	Indian	$0	$0	$0		0%	0%	0.31	0.38		$0	$0	$0	$0	$0	$0	$0
Central	Perris	Harley Knox	I-215	Interchange	$0	$0	$0		0%	0%	0.99	1.62	88%	$0	$0	$0	$0	$0	$0	$0
Central	Perris	Harley Knox	Indian	Perris	$0	$0	$0		0%	0%	0.12	0.15		$0	$0	$0	$0	$0	$0	$0
Central	Perris	Harley Knox	Perris	Redlands	$0	$0	$0		0%	0%	0.25	0.47		$0	$0	$0	$0	$0	$0	$0
Central	Perris	Nuevo	I-215	Murrieta	$16,971,000	$16,971,000	$126,000		0%	0%	0.51	0.83		$0	$0	$0	$126,000	$0	$0	$0
Central	Perris	Nuevo	I-215	Interchange	$32,698,000	$19,736,000	$0		0%	0%	1.53	2.50	60%	$12,962,000	$0	$12,962,000	$0	$0	$0	$12,962,000
Central	Perris	Nuevo	Murrieta	Dunlap	$4,367,000	$4,367,000	$113,000		0%	0%	0.35	0.68		$0	$0	$0	$113,000	$0	$0	$0
Central	Perris	Nuevo	Perris Valley Storm Channel	bridge	$0	$0	$0		0%	0%	0.35	0.67		$0	$0	$0	$0	$0	$0	$0
Central	Perris	SR-74 (Matthews)	I-215	Ethanac	$0	$0	$0		0%	0%	0.69	0.98		$0	$0	$0	$0	$0	$0	$0
Central	Perris	SR-74 (Matthews)	I-215	Interchange	$32,698,000	$21,835,000	$0		0%	0%	1.41	2.42	67%	$10,863,000	$0	$10,863,000	$0	$0	$0	$10,863,000
Central	Unincorporatec	Center (Main)	I-215	Mt Vernon	$0	$0	$0	between I-215 and Highgrove	4%	4%	0.39	0.67		$0	$0	$0	$0	$0	$0	$0
Central	Unincorporatec	Center (Main)	I-215	Interchange	$32,698,000	$11,912,000	$0		0%	0%	2.38	3.22	36%	$20,786,000	$0	$20,786,000	$0	$0	$0	$20,786,000
Central	Unincorporatec	Center (Main)	BNSF	railroad crossing	$20,010,000	$20,010,000	$690,000		0%	0%	0.46	0.82		$0	$0	$0	$690,000	$0	$0	$0
Central	Unincorporatec	Ellis	Post	SR-74	$11,550,000	$11,550,000	$300,000		0%	0%	0.20	0.46		$0	$0	$0	$300,000	$0	$0	$0
Central	Unincorporatec	Mount Vernon/CETAP Corrido	Center	Pigeon Pass	$2,582,000	$2,582,000	$77,000		0%	0%	0.58	0.96		$0	$0	$0	$77,000	$0	$0	$0
Central	Unincorporatec	Nuevo	Dunlap	Menifee	$8,737,000	$2,505,000	$65,000	between Dunlap and Menifee	100%	100%	0.76	1.30		$0	$6,232,000	$0	$227,000	$0	$0	$0
Central	Unincorporatec	Nuevo	San Jacinto River	bridge	$5,568,000	$5,568,000	$192,000		0%	0%	0.77	1.36		$0	$0	$0	$192,000	$0	$0	$0
Central	Unincorporatec	Pigeon Pass/CETAP Corridor	Hidden Springs	Mount Vernon	$8,106,000	$8,106,000	$241,000		0%	0%	1.16	1.33	40%	$0	$0	$0	$241,000	$0	$0	$0
Central	Unincorporatec	Post	Santa Rosa Mine	Ellis	$0	$0	$0		0%	0%	0.58	1.07		$0	$0	$0	$0	$0	$0	$0
Central	Unincorporatec	Reche Canyon	Reche Vista	Moreno Valley City Limit	$0	$0	$0		0%	0%	0.02	0.19		$0	$0	$0	$0	$0	$0	$0
Central	Unincorporatec	Redlands	San Timoteo Canyon	Locust	$0	$0	$0	between Locust and San Timoteo	100%	100%	1.32	1.51	31%	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	6th	SR-91	Magnolia	$0	$0	$0		0%	0%	0.43	0.55		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Auto Center	Railroad	SR-91	$0	$0	$0		0%	0%	0.31	0.32		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Cajalco	Bedford Canyon	I-15	$0	$0	$0		0%	0%	0.51	0.79		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Hidden Valley	Norco Hills	McKinley	$0	$0	$0		0%	0%	0.52	0.72		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Lincoln	Parkridge	Ontario	$0	$0	$0		0%	0%	0.58	0.65		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Magnolia	6th	Sherborn	$7,054,000	$6,419,000	$47,000	between 6th and Sherborn	100%	100%	0.91	1.07	91%	$635,000	$0	$635,000	$52,000	$5,000	$5,000	$640,000
Northwest	Corona	Magnolia	Temescal Creek	bridge	$4,176,000	$3,580,000	$123,000		0%	0%	0.93	1.08	86%	$596,000	$0	$596,000	$144,000	$0	$0	$596,000
Northwest	Corona	Magnolia	Sherborn	Rimpau		$0	$0	between Rimpau and I-15 SB On Ramp, and Montecito and Sherborn	60%	60%	0.93	1.04	77%	$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Magnolia	Rimpau	Ontario	$0	$0	$0		0%	0%	0.71	0.73		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Main	Grand	Ontario	$0	$0	$0		0%	0%	0.78	0.81		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Main	Ontario	Foothill	$0	$0	$0		0%	0%	0.40	0.50		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Main	Hidden Valley	Parkridge	$5,314,000	$4,389,000	$32,000	between Hidden Valley and Parkridge	100%	100%	0.94	1.12	83%	$925,000	$0	$925,000	$39,000	$7,000	$7,000	$932,000
Northwest	Corona	Main	Parkridge	SR-91	$0	$0	$0	between SR-91 WB On Ramp and Grand	8%	8%	0.62	0.73		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Main	SR-91	S. Grand	$0	$0	$0	between 3rd and 4th	8%	8%	0.66	0.65		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	McKinley	Hidden Valley	Promenade	$0	$0	$0		0%	0%	0.70	0.86		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	McKinley	Promenade	SR-91	$0	$0	$0		0%	0%	0.61	0.66		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	McKinley	SR-91	Magnolia	$0	$0	$0		0%	0%	0.76	0.81		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	McKinley	Arlington Channel	bridge	$0	$0	$0		0%	0%	0.81	0.89		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	McKinley	BNSF	railroad crossing	$105,560,000	$0	$0		0%	0%	0.81	0.89		$0	$105,560,000	$0	$3,640,000	$0	$0	$0
Northwest	Corona	Ontario	I-15	El Cerrito	$13,451,000	$13,451,000	$100,000	between State and Rising Sun	32%	32%	0.69	0.93		$0	$0	$0	$100,000	$0	$0	$0
Northwest	Corona	Ontario	Lincoln	Buena Vista	$0	$0	$0		0%	0%	0.67	0.71		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Ontario	Buena Vista	Main	$0	$0	$0		0%	0%	0.47	0.47		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Ontario	Main	Kellogg	$0	$0	$0		0%	0%	0.39	0.41		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Ontario	Kellogg	Fullerton	$0	$0	$0		0%	0%	0.36	0.42		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Ontario	Fullerton	Rimpau	$0	$0	$0		0%	0%	0.36	0.49		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Ontario	Rimpau	I-15	$0	$0	$0	between Compton and I-15 SB On Ramp	7%	7%	0.45	0.57		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Railroad	Auto Club	Buena Vista	$0	$0	$0		0%	0%	0.26	0.30		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Railroad	BNSF	railroad crossing	$40,020,000	$40,020,000	$1,380,000		0%	0%	0.31	0.34		$0	$0	$0	$1,380,000	$0	$0	$0
Northwest	Corona	Railroad	Buena Vista	Main (at Grand)	$0	$0	$0		0%	0%	0.69	0.73		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	River	Corydon	Main	$0	$0	$0	between Corydon and 2nd St	25%	25%	0.71	0.85		$0	$0	$0	$0	$0	$0	$0
Northwest	Corona	Serfas Club	SR-91	Green River	$0	$0	$0		0%	0%	0.58	0.59		$0	$0	$0	$0	$0	$0	$0

EXHIBIT H-2 TUMF Network Detailed Cost Estimate - Existing Need and Obligated Funding

Updated: July 23, 2024

AREA	PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE	MAX TUMF MSHCP SHARE	EXIST NEED LOS E&F SEGMENT DESCRIPTION	% EXIST NEED	>2 LANE ADJST	EXIST V/C	FUTURE V/C	TUMF V/C SHARE	EXIST NEED	OBLIGATED	UNFUND EXIST NEED	MSHCP	MSHCP EXIST NEED	MSHCP UNFUND EXIST NEED	COMBINED UNFUND EXIST NEED
Northwest	Eastvale		Archibald	Remington	River	$3,382,000	$3,382,000	$0	between Whispering Hills and Cadenva, and Providence and San Bernardino County	24%		0.62	0.93			$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Hamner	Mission	Bellegrave	$0	$0	$0	between Ontario Ranch and Micro, and Riverside and Mission	44%	44%	0.86	1.30			$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Hamner	Bellegrove	Amberhill	$199,000	$199,000	$0		0%	0%	0.57	1.16			$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Hamner	Amberhill	Limonite	$2,787,000	$2,787,000	$72,000		0%	0%	0.68	1.08			$0	$0	$72,000	$0	$0	$0
Northwest	Eastvale		Hamner	Limonite	Schleisman	$991,000	$991,000	$0		0%	0%	0.38	0.63			$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Hamner	Schleisman	Santa Ana River	$5,533,000	$3,675,000	$96,000	between Schleisman and Santa Ana River	100%	50%	1.24	1.41	33%	$1,858,000	$0	$1,858,000	$144,000	$48,000	$48,000	$1,906,000
Northwest	Eastvale		Hellman	Schleisman	Walters	$419,000	$419,000	$3,000		0%	0%	0.86	1.69			$0	$0	$3,000	$0	$0	$0
Northwest	Eastvale		Hellman	Walters	River	$21,503,000	$21,503,000	$160,000		0%	0%	0.69	1.44			$0	$0	$160,000	$0	$0	$0
Northwest	Eastvale		Hellman	Cucamonga Creek	bridge	$3,828,000	$3,828,000	$132,000		0%	0%	0.69	1.44			$0	$0	$132,000	$0	$0	$0
Northwest	Eastvale		Limonite	I-15	Eastvale Gateway	$289,000	$289,000	$0	between I-15 and Eastvale Gateway	100%	100%	0.93	1.32	92%		$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Limonite	I-15	Interchange	$0	$0	$0		0%	0%	0.67	1.07			$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Limonite	Eastvale Gateway	Hamner	$255,000	$255,000	$0	between Eastvale Gateway and Hamner	100%	100%	0.95	1.36	90%		$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Limonite	Hamner	Sumner	$1,094,000	$1,094,000	$28,000	between Hamner and Schaller	50%	50%	0.80	1.16			$0	$0	$28,000	$0	$0	$0
Northwest	Eastvale		Limonite	Sumner	Harrison	$497,000	$497,000	$0		0%	0%	0.77	0.97			$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Limonite	Harrison	Archibald	$0	$0	$0		0%	0%	0.55	0.70			$0	$0	$0	$0	$0	$0
Northwest	Eastvale		Limonite	Archibald	Hellman (Keller SBD Co.)	$2,208,000	$2,208,000	$57,000		0%	0%	0.00	0.35			$0	$0	$57,000	$0	$0	$0
Northwest	Eastvale		Limonite	Cucamonga Creek	bridge	$13,920,000	$0	$0		0%	0%	0.64	0.75			$0	$13,920,000	$0	$480,000	$0	$0
Northwest	Eastvale		River	Hellman	Archibald	$5,948,000	$5,948,000	$44,000		0%	0%	0.67	1.01			$0	$0	$44,000	$0	$0	$0
Northwest	Jurupa Valley		Armstrong	San Bernardino County	Valley	$6,192,000	$6,192,000	$176,000	between Santa and Valley	33%	33%	0.83	1.14			$0	$0	$0	$176,000	$0	$0
Northwest	Jurupa Valley		Bellegrave	Cantu-Galleano Ranch	Van Buren	$464,000	$464,000	$12,000		0%	0%	0.43	0.78			$0	$0	$0	$12,000	$0	$0
Northwest	Jurupa Valley		Cantu-Galleano Ranch	Wineville	Bellegrave	$793,000	$793,000	$21,000		0%	0%	0.14	0.27			$0	$0	$0	$21,000	$0	$0
Northwest	Jurupa Valley		Etiwanda	Philadelphia	SR-60	$1,515,000	$989,000	$25,000	between San Bernardino County and SR-60	100%	100%	1.11	1.49	65%	$526,000	$0	$526,000	$39,000	$14,000	$14,000	$540,000
Northwest	Jurupa Valley		Etiwanda	SR-60	Limonite	$0	$0	$0	between SR-60 and Riverside, and Cantu-Galleano Ranch and Canal	12%	12%	0.61	0.84			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Limonite	I-15	Wineville	$0	$0	$0	between I-15 and I-15 NB On Ramp	15%	15%	0.82	0.90			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Limonite	Wineville	Etiwanda	$0	$0	$0	between Etiwanda and Lorena	9%	9%	0.76	0.80			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Limonite	Etiwanda	Van Buren	$2,981,000	$2,981,000	$77,000	between Bain and Beach	23%	23%	0.80	0.91			$0	$0	$77,000	$0	$0	$0
Northwest	Jurupa Valley		Limonite	Van Buren	Clay	$0	$0	$0		0%	0%	0.67	0.84			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Limonite	Clay	Riverview	$0	$0	$0		0%	0%	0.64	0.79			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Market	Rubidoux	Santa Ana River	$5,181,000	$0	$0	between Rubidoux and Agua Mansa, and Via Cerro and Santa Ana River	40%	40%	0.86	1.06			$0	$5,181,000	$0	$135,000	$0	$0
Northwest	Jurupa Valley		Market	Santa Ana River	bridge	$13,920,000	$6,204,000	$214,000		0%	0%	1.13	1.32	45%	$7,716,000	$0	$7,716,000	$480,000	$0	$0	$7,716,000
Northwest	Jurupa Valley		Mission	Milliken	SR-60	$0	$0	$0	between Milliken and Wineville, and SR-60 to SR-60 EB Off Ramp	58%	58%	0.90	1.06			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Mission	SR-60	Santa Ana River	$0	$0	$0	between Jurupa and Canal, Riverview and Rubidoux, and Crestmore and Santa Ana River	13%	13%	0.57	0.78			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Riverview	Limonite	Mission	$0	$0	$0		0%	0%	0.55	0.56			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Rubidoux	Pine	Mission	$0	$0	$0	between SR-60 Hill and 30th, and 24th and Market	9%	9%	0.86	1.11			$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley		Rubidoux	SR-60	Interchange	$32,698,000	$9,051,000	$0		0%	0%	1.61	1.88	28%	$23,647,000	$0	$23,647,000	$0	$0	$0	$23,647,000
Northwest	Jurupa Valley		Valley	Armstrong	Mission	$0	$0	$0	between Armstrong and Mission	100%	100%	1.22	1.47	44%	$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		1st	Parkridge	Mountain	$0	$0	$0		0%	0%	0.76	0.89			$0	$0	$0	$0	$0	$0
Northwest	Norco		1st	Mountain	Hamner	$0	$0	$0		0%	0%	0.38	0.51			$0	$0	$0	$0	$0	$0
Northwest	Norco		2nd	River	I-15	$0	$0	$0	between Hamner and I-15 SB On Ramp	7%	7%	0.74	0.85			$0	$0	$0	$0	$0	$0
Northwest	Norco		6th	Hamner	California	$0	$0	$0	between Hamner and I-15 NB On Ramp	9%	9%	0.68	0.76			$0	$0	$0	$0	$0	$0
Northwest	Norco		6th	I-15	Interchange	$32,698,000	$3,489,000	$0		0%	0%	2.57	2.77	11%	$29,209,000	$0	$29,209,000	$0	$0	$0	$29,209,000
Northwest	Norco		Arlington	Crestview	Fairhaven	$4,342,000	$4,342,000	$113,000	between Crestview and Fairhaven	100%	100%	0.79	0.94		$0	$0	$0	$113,000	$0	$0	$0
Northwest	Norco		California	Arlington	6th	$15,237,000	$12,525,000	$93,000	between Arlington and 7th, and Green Tree and 6th	78%	78%	0.96	1.14	77%	$2,712,000	$0	$2,712,000	$113,000	$20,000	$20,000	$2,732,000
Northwest	Norco		Corydon	River	5th	$0	$0	$0		0%	0%	0.52	0.78		$0	$0	$0	$0	$0	$0	$0
Northwest	Norco		Hamner	Santa Ana River	bridge	$33,408,000	$11,455,000	$395,000		0%	0%	1.41	1.67	34%	$21,953,000	$21,621,000	$332,000	$1,152,000	$0	$0	$332,000
Northwest	Norco		Hamner	Santa Ana River	Hidden Valley	$49,591,000	$49,591,000	$368,000	between Detroit and Santa Ana River	6%	6%	0.65	0.80			$0	$0	$368,000	$0	$0	$0
Northwest	Norco		Hidden Valley	I-15	Norco Hills	$0	$0	$0	between I-15 to I-15 NB On Ramp	3%	3%	0.55	0.70			$0	$0	$0	$0	$0	$0
Northwest	Norco		Hidden Valley	Hamner	I-15	$0	$0	$0	between Hamner and I-15	100%	100%	1.14	1.23	27%		$0	$0	$0	$0	$0	$0
Northwest	Norco		Norco	Corydon	Hamner	$0	$0	$0		0%	0%	0.33	0.48			$0	$0	$0	$0	$0	$0
Northwest	Norco		North	California	Crestview	$0	$0	$0	between California and Crestview	100%	100%	0.96	1.19	80%		$0	$0	$0	$0	$0	$0
Northwest	Norco		River	Archibald	Corydon	$1,743,000	$1,109,000	$8,000	between Archibald and Sundance	79%	79%	1.20	1.56	54%	$634,000	$0	$634,000	$13,000	$5,000	$5,000	$639,000
Northwest	Riverside		14th	Market	Martin Luther King	$0	$0	$0		0%	0%	0.66	0.76			$0	$0	$0	$0	$0	$0
Northwest	Riverside		1st	Market	Main	$0	$0	$0		0%	0%	0.24	0.50			$0	$0	$0	$0	$0	$0
Northwest	Riverside		3rd	SR-91	I-215	$1,941,000	$1,941,000	$14,000		0%	0%	0.49	0.59			$0	$0	$14,000	$0	$0	$0
Northwest	Riverside		3rd	BNSF	railroad crossing	$105,560,000	$30,560,000	$1,054,000		0%	0%	0.77	0.90			$0	$75,000,000	$0	$3,640,000	$0	$0
Northwest	Riverside		Adams	Arlington	SR-91	$0	$0	$0		0%	0%	0.49	0.48			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Adams	SR-91	Lincoln	$0	$0	$0		0%	0%	0.44	0.64			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Adams	SR-91	Interchange	$32,698,000	$3,262,000	$0		0%	0%	1.46	1.52	10%	$29,436,000	$935,000	$28,501,000	$0	$0	$0	$28,501,000
Northwest	Riverside		Arlington	La Sierra	Fairhaven	$0	$0	$0		0%	0%	0.68	0.77		$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside		Buena Vista	Santa Ana River	Redwood	$0	$0	$0		0%	0%	0.83	1.17			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Canyon Crest	Martin Luther King	Central	$0	$0	$0	between Martin Luther King and El Cerrito	71%	71%	1.02	1.16	55%		$0	$0	$0	$0	$0	$0
Northwest	Riverside		Canyon Crest	Central	Country Club	$0	$0	$0		0%	0%	0.70	0.77			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Canyon Crest	Country Club	Via Vista	$4,996,000	$1,593,000	$45,000	between Country Club and Via Vista	100%	100%	1.30	1.48	32%	$3,403,000	$0	$3,403,000	$142,000	$97,000	$97,000	$3,500,000
Northwest	Riverside		Canyon Crest	Via Vista	Alessandro	$0	$0	$0		0%	0%	0.59	0.72			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Central	Chicago	I-215/SR-60	$0	$0	$0	between Chicago and Chiquita, and Canyon Crest and Quail Run	32%	32%	0.80	0.96			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Central	SR-91	Magnolia	$0	$0	$0	between SR-91 and SR-91 SB On Ramp	6%	6%	0.64	0.71			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Central	Alessandro	SR-91	$0	$0	$0	between SR-91 and SR-91 NB On Ramp, and Hall Ringram and 420 E West	5%	5%	0.75	0.87			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Central	Van Buren	Magnolia	$0	$0	$0		0%	0%	0.43	0.53			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Chicago	Alessandro	Spruce	$0	$0	$0	between Martin Luther King and Ranson	43%	43%	0.85	0.99			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Chicago	Spruce	Columbia	$0	$0	$0		0%	0%	0.72	0.85			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Columbia	Main	Iowa	$0	$0	$0		0%	0%	0.62	0.71			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Columbia	I-215	Interchange	$32,698,000	$9,050,000	$0		0%	0%	2.96	3.74	28%	$23,648,000	$0	$23,648,000	$0	$0	$0	$23,648,000
Northwest	Riverside		Iowa	Center	3rd	$30,272,000	$30,272,000	$225,000	between Palmetto and Columbia	11%	11%	0.82	0.93			$0	$0	$225,000	$0	$0	$0
Northwest	Riverside		Iowa	3rd	University	$0	$0	$0		0%	0%	0.65	0.73			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Iowa	University	Martin Luther King	$0	$0	$0		0%	0%	0.24	0.36			$0	$0	$0	$0	$0	$0
Northwest	Riverside		JFK	Trautwein	Wood	$1,880,000	$1,880,000	$49,000		0%	0%	0.54	0.68			$0	$0	$49,000	$0	$0	$0
Northwest	Riverside		La Sierra	Arlington	SR-91	$0	$0	$0		0%	0%	0.43	0.51			$0	$0	$0	$0	$0	$0
Northwest	Riverside		La Sierra	SR-91	Indiana	$192,000	$192,000	$0		0%	0%	0.77	0.85			$0	$0	$0	$0	$0	$0
Northwest	Riverside		La Sierra	Indiana	Victoria	$778,000	$778,000	$0		0%	0%	0.71	0.80			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Lemon (NB One way)	Mission Inn	University	$0	$0	$0		0%	0%	0.11	0.15			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Lincoln	Van Buren	Jefferson	$0	$0	$0		0%	0%	0.23	0.48			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Lincoln	Jefferson	Washington	$0	$0	$0		0%	0%	0.26	0.49			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Lincoln	Washington	Victoria	$0	$0	$0		0%	0%	0.39	0.56			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Madison	SR-91	Victoria	$853,000	$853,000	$0		0%	0%	0.65	0.66			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Madison	BNSF	railroad crossing	$20,010,000	$20,010,000	$690,000		0%	0%	0.81	0.80			$0	$0	$690,000	$0	$0	$0
Northwest	Riverside		Magnolia	BNSF Railroad	Tyler	$0	$0	$0	between Buchanan and SR-91 EB On Ramp, and SR-91 to La Sierra	53%	53%	0.82	0.96			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Magnolia	BNSF	railroad crossing	$0	$0	$0		0%	0%	0.90	1.04			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Magnolia	Tyler	Harrison	$0	$0	$0		0%	0%	0.52	0.66			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Magnolia	Harrison	14th	$0	$0	$0		0%	0%	0.62	0.79			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Main	1st	San Bernardino County	$0	$0	$0	between Columbia and San Bernardino County, and SR-60 WB On Ramp to SR-60 EB On Ramp	43%	43%	0.76	0.94			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Market	14th	Santa Ana River	$9,491,000	$9,491,000	$70,000	between Rivera and Santa Ana River	21%	21%	0.72	0.92			$0	$0	$70,000	$0	$0	$0
Northwest	Riverside		Martin Luther King	14th	I-215/SR-60	$24,031,000	$24,031,000	$178,000	between Victoria and Sedgwick, and Iowa and I-215 SB On Ramp	41%	41%	0.78	0.87			$0	$0	$0	$178,000	$0	$0
Northwest	Riverside		Mission Inn	Redwood	Lemon	$0	$0	$0		0%	0%	0.26	0.47			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Redwood (SB One way)	Mission Inn	University	$0	$0	$0		0%	0%	0.59	0.74			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Trautwein	Alessandro	Van Buren	$0	$0	$0	between Mission Grove and Orange Terrace	43%	43%	0.88	1.04			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Tyler	SR-91	Magnolia	$0	$0	$0		0%	0%	0.31	0.37			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Tyler	SR-91	Interchange	$63,061,000	$21,814,000	$0		0%	0%	1.56	1.90	35%	$41,247,000	$0	$41,247,000	$0	$0	$0	$41,247,000
Northwest	Riverside		Tyler	Magnolia	Hole	$0	$0	$0		0%	0%	0.30	0.30			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Tyler	Hole	Wells	$0	$0	$0		0%	0%	0.52	0.53			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Tyler	Wells	Arlington	$0	$0	$0		0%	0%	0.59	0.62			$0	$0	$0	$0	$0	$0
Northwest	Riverside		University	Redwood	SR-91	$859,000	$859,000	$0		0%	0%	0.60	0.71			$0	$0	$0	$0	$0	$0
Northwest	Riverside		University	SR-91	I-215/SR-60	$2,067,000	$2,067,000	$0	between SR-60 and SR-60 EB On Ramp	2%	2%	0.52	0.65			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Victoria	Lincoln	Arlington	$0	$0	$0		0%	0%	0.86	1.11			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Victoria	Madison	Washington	$0	$0	$0		0%	0%	0.36	0.55			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Washington	Victoria	Hermosa	$27,018,000	$27,018,000	$201,000	between Dufferin and Grandlake, and Bradley and Hermosa	34%	34%	0.83	0.94			$0	$0	$201,000	$0	$0	$0
Northwest	Riverside		Wood	JFK	Van Buren	$3,053,000	$3,053,000	$79,000		0%	0%	0.81	1.03			$0	$0	$79,000	$0	$0	$0
Northwest	Riverside		Wood	Van Buren	Bergamont	$0	$0	$0		0%	0%	0.50	0.69			$0	$0	$0	$0	$0	$0
Northwest	Riverside		Wood	Bergamont	Krameria	$0	$0	$0		0%	0%	0.55	0.77			$0	$0	$0	$0	$0	$0

EXHIBIT H-2 TUMF Network Detailed Cost Estimate - Existing Need and Obligated Funding

Updated: July 23, 2024

AREA	PLAN	DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE	MAX TUMF MSHCP SHARE	EXIST NEED LOS E&F SEGMENT DESCRIPTION	% EXIST NEED	>2 LANE ADJST	EXIST V/C	FUTURE V/C	TUMF V/C SHARE	EXIST NEED	OBLIGATED	UNFUND EXIST NEED MSHCP	MSHCP EXIST NEED	MSHCP UNFUND EXIST NEED	COMBINED UNFUND EXIST NEED
Northwest		Unincorporated		Cantu-Galleano Ranch	Hamner	Wineville	$0	$0	$0		0%	0%	0.47	0.95		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Dos Lagos (Weirick)		Temescal Canyon	I-15	$0	$0	$0	between I-15 and I-15 NB On Ramp	22%	22%	0.52	0.72		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	El Cerrito		I-15	Ontario	$0	$0	$0		0%	0%	0.15	0.26		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	El Sobrante		Mockingbird Canyon	Cajalco	$0	$0	$0		0%	0%	0.62	0.78		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Harley John		Washington	Scottsdale	$0	$0	$0		0%	0%	0.38	0.65		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Harley John		Scottsdale	Cajalco	$0	$0	$0		0%	0%	0.38	0.73		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	La Sierra		Victoria	El Sobrante	$0	$0	$0	between Victoria and Orchard View	40%	40%	0.85	1.03		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	La Sierra		El Sobrante	Cajalco	$0	$0	$0		0%	0%	0.50	0.83		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Mockingbird Canyon		Van Buren	El Sobrante	$20,871,000	$20,871,000	$593,000	between Van Buren and Lindina	31%	31%	0.76	0.97		$0	$0	$0	$593,000	$0	$0
Northwest		Unincorporated	Temescal Canyon		El Cerrito	Tuscany	$3,168,000	$0	$0		0%	0%	0.68	1.07		$0	$3,168,000	$0	$90,000	$0	$0
Northwest		Unincorporated	Temescal Canyon		Tuscany	Dos Lagos	$0	$0	$0		0%	0%	0.72	1.08		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Temescal Canyon		Dos Lagos	Leroy	$0	$0	$0		0%	0%	0.48	0.74		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Temescal Canyon		Leroy	Dawson Canyon	$0	$0	$0		0%	0%	0.46	0.71		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Temescal Canyon		Dawson Canyon	I-15	$0	$0	$0	between I-15 NB On Ramp and 1000 Ft North	43%	43%	0.66	1.01		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Temescal Canyon		I-15	Interchange	$32,698,000	$32,698,000	$0		0%	0%	0.85	1.35		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Temescal Canyon		I-15	Park Canyon	$14,329,000	$14,329,000	$427,000	Richwood I-15 SB On Ramp and Squaw Mountain	27%	27%	0.69	1.02		$0	$0	$0	$427,000	$0	$0
Northwest		Unincorporated	Temescal Canyon		Park Canyon	Indian Truck Trail	$0	$0	$0		0%	0%	0.02	0.12		$0	$0	$0	$0	$0	$0
Northwest		Unincorporated	Washington		Hermosa	Harley John	$12,787,000	$12,787,000	$332,000		0%	0%	0.73	0.92		$0	$0	$0	$332,000	$0	$0
Northwest		Unincorporated	Wood		Kramer'a	Cajalco	$12,537,000	$12,537,000	$325,000	between Kramer'a and Mockingbird	17%	17%	0.56	0.83		$0	$0	$0	$325,000	$0	$0
Pass	Banning			8th	Wilson	I-10	$0	$0	$0		0%	0%	0.25	0.37		$0	$0	$0	$0	$0	$0
Pass	Banning			Lincoln	Sunset	SR-243	$0	$0	$0		0%	0%	0.14	0.16		$0	$0	$0	$0	$0	$0
Pass	Banning			Ramsey	I-10	8th	$0	$0	$0		0%	0%	0.10	0.13		$0	$0	$0	$0	$0	$0
Pass	Banning			Ramsey	8th	Highland Springs	$0	$0	$0		0%	0%	0.24	0.33		$0	$0	$0	$0	$0	$0
Pass	Banning			SR-243	I-10	Wesley	$0	$0	$0		0%	0%	0.31	0.46		$0	$0	$0	$0	$0	$0
Pass	Banning			Sun Lakes	Highland Home	Sunset	$30,502,000	$30,502,000	$226,000		0%	0%	0.10	0.11		$0	$0	$0	$226,000	$0	$0
Pass	Banning			Sun Lakes	Smith Creek	bridge	$8,352,000	$8,352,000	$288,000		0%	0%	0.10	0.11		$0	$0	$0	$288,000	$0	$0
Pass	Banning			Sun Lakes	Montgomery Creek	bridge	$5,568,000	$5,568,000	$192,000		0%	0%	0.10	0.11		$0	$0	$0	$192,000	$0	$0
Pass	Banning			Sun Lakes	Highland Springs	Highland Home	$0	$0	$0		0%	0%	0.04	0.05		$0	$0	$0	$0	$0	$0
Pass	Banning			Sunset	Ramsey	Lincoln	$0	$0	$0		0%	0%	0.13	0.23		$0	$0	$0	$0	$0	$0
Pass	Banning			Sunset	I-10	Interchange	$32,698,000	$32,698,000	$0		0%	0%	0.53	0.91		$0	$0	$0	$0	$0	$0
Pass	Banning			Wilson	Highland Home	8th	$0	$0	$0		0%	0%	0.06	0.12		$0	$0	$0	$0	$0	$0
Pass	Banning			Wilson	Highland Springs	Highland Home	$0	$0	$0		0%	0%	0.14	0.24		$0	$0	$0	$0	$0	$0
Pass	Beaumont			1st	Viele	Pennsylvania	$0	$0	$0		0%	0%	0.48	0.57		$0	$0	$0	$0	$0	$0
Pass	Beaumont			1st	Pennsylvania	Highland Springs	$0	$0	$0		0%	0%	0.51	0.71		$0	$0	$0	$0	$0	$0
Pass	Beaumont			6th	I-10	Highland Springs	$0	$0	$0		0%	0%	0.23	0.47		$0	$0	$0	$0	$0	$0
Pass	Beaumont		Desert Lawn		Champions	Oak Valley (STC)	$0	$0	$0		0%	0%	0.45	0.80		$0	$0	$0	$0	$0	$0
Pass	Beaumont		Oak Valley (14th)		Highland Springs	Pennsylvania	$0	$0	$0		0%	0%	0.05	0.11		$0	$0	$0	$0	$0	$0
Pass	Beaumont		Oak Valley (14th)		Pennsylvania	Oak View	$0	$0	$0		0%	0%	0.14	0.26		$0	$0	$0	$0	$0	$0
Pass	Beaumont		Oak Valley (14th)		Oak View	I-10	$0	$0	$0		0%	0%	0.69	1.04		$0	$0	$0	$0	$0	$0
Pass	Beaumont		Oak Valley (14th)		I-10	Interchange	$63,061,000	$62,401,000	$0		0%	0%	0.90	1.14	99%	$660,000	$0	$660,000	$0	$0	$660,000
Pass	Beaumont		Oak Valley (STC)		UP Railroad	Tukwet Canyon	$0	$0	$0		0%	0%	0.01	0.23		$0	$0	$0	$0	$0	$0
Pass	Beaumont		Oak Valley (STC)		Tukwet Canyon	I-10	$0	$0	$0		0%	0%	0.09	0.38		$0	$0	$0	$0	$0	$0
Pass	Beaumont		Pennsylvania		6th	1st	$6,588,000	$6,588,000	$49,000		0%	0%	0.52	0.74		$0	$0	$0	$49,000	$0	$0
Pass	Beaumont		Pennsylvania		I-10	Interchange	$0	$0	$0		0%	0%	0.51	0.63		$0	$0	$0	$0	$0	$0
Pass	Calimesa			Bryant	County Line	Avenue L	$0	$0	$0		0%	0%	0.38	0.61		$0	$0	$0	$0	$0	$0
Pass	Calimesa			Calimesa	County Line	I-10	$0	$0	$0		0%	0%	0.13	0.38		$0	$0	$0	$0	$0	$0
Pass	Calimesa			Calimesa	I-10	Interchange	$63,061,000	$63,061,000	$0		0%	0%	0.54	1.59		$0	$0	$0	$0	$0	$0
Pass	Calimesa			County Line	7th	Bryant	$0	$0	$0	between I-10 NB On Ramp and Calimesa, and Park and 5th	13%	13%	0.54	0.71		$0	$0	$0	$0	$0	$0
Pass	Calimesa			County Line	I-10	Interchange	$32,698,000	$32,698,000	$0		0%	0%	0.88	1.26		$0	$0	$0	$0	$0	$0
Pass	Calimesa		Desert Lawn		Palmer	Champions	$0	$0	$0		0%	0%	0.04	0.44		$0	$0	$0	$0	$0	$0
Pass	Calimesa			Singleton	Avenue L	Condit	$0	$0	$0		0%	0%	0.43	0.64		$0	$0	$0	$0	$0	$0
Pass	Calimesa			Singleton	Condit	Roberts	$12,972,000	$12,972,000	$96,000		0%	0%	0.74	1.14		$0	$0	$0	$96,000	$0	$0
Pass	Calimesa			Singleton	I-10	Interchange	$63,061,000	$0	$0		0%	0%	1.04	0.99	0%	$63,061,000	$0	$63,061,000	$0	$0	$63,061,000
Pass	Calimesa			Tukwet Canyon	Roberts Rd	Palmer	$0	$0	$0		0%	0%	0.71	1.37		$0	$0	$0	$0	$0	$0
Pass	Unincorporated		Live Oak Canyon		Oak Valley (STC)	San Bernardino County	$0	$0	$0		0%	0%	0.36	0.47		$0	$0	$0	$0	$0	$0
Pass	Unincorporated		San Timoteo Canyon		San Bernardino County	UP Railroad	$0	$0	$0	between San Bernardino County and Redlands	22%	22%	0.31	0.66		$0	$0	$0	$0	$0	$0
Pass	Unincorporated		San Timoteo Canyon		UP Railroad	railroad crossing	$52,780,000	$52,780,000	$1,820,000		0%	0%	0.08	0.48		$0	$0	$0	$1,820,000	$0	$0
San Jacinto		Hemet		Sanderson	Acacia	Menlo	$0	$0	$0		0%	0%	0.74	0.92		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		Sanderson	Domenigoni	Stetson	$0	$0	$0	between Stetson and Thornton	26%	26%	0.79	1.11		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		Sanderson	RR Crossing	Acacia	$0	$0	$0		0%	0%	0.82	0.97		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		Sanderson	Stetson	RR Crossing	$0	$0	$0		0%	0%	0.77	1.11		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		Sanderson	Menlo	Esplanade	$0	$0	$0		0%	0%	0.72	0.95		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		SR-74 (Florida)	Warren	Cawston	$0	$0	$0		0%	0%	0.62	0.96		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		SR-74 (Florida)	Columbia	Ramona	$0	$0	$0		0%	0%	0.47	0.57		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		SR-74/SR-79 (Florida)	Cawston	Columbia	$0	$0	$0		0%	0%	0.38	0.63		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		State	Domenigoni	Chambers	$0	$0	$0		0%	0%	0.44	0.92		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		State	Chambers	Stetson	$0	$0	$0		0%	0%	0.51	0.93		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		State	Florida	Esplanade	$0	$0	$0		0%	0%	0.33	0.53		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		State	Stetson	Florida	$0	$0	$0		0%	0%	0.57	0.80		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		Stetson	Cawston	State	$0	$0	$0		0%	0%	0.49	0.68		$0	$0	$0	$0	$0	$0
San Jacinto		Hemet		Stetson	Warren	Cawston	$4,357,000	$4,357,000	$113,000		0%	0%	0.59	0.96		$0	$0	$0	$113,000	$0	$0
San Jacinto		Hemet		Warren	Esplanade	Domenigoni	$19,926,000	$19,926,000	$517,000	between Devonshire and Stetson	31%	31%	0.79	1.10		$0	$0	$0	$517,000	$0	$0
San Jacinto		Hemet		Warren	Salt Creek	bridge	$4,176,000	$4,176,000	$144,000		0%	0%	0.64	1.05		$0	$0	$0	$144,000	$0	$0
San Jacinto	San Jacinto			Esplanade	Mountain	State	$0	$0	$0		0%	0%	0.33	0.39		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			Esplanade	State	Warren	$0	$0	$0		0%	0%	0.37	0.55		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			Sanderson	Ramona	Esplanade	$0	$0	$0		0%	0%	0.53	0.84		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			SR-79 (North Ramona)	State	San Jacinto	$0	$0	$0		0%	0%	0.55	0.70		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			SR-79 (San Jacinto)	North Ramona Blvd	7th	$0	$0	$0		0%	0%	0.70	0.80		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			SR-79 (San Jacinto)	7th	SR-74	$0	$0	$0		0%	0%	0.32	0.46		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			State	Ramona	Esplanade	$0	$0	$0		0%	0%	0.60	0.78		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			State	Gilman Springs	Quandt Ranch	$3,317,000	$3,317,000	$86,000		0%	0%	0.82	1.01		$0	$0	$0	$86,000	$0	$0
San Jacinto	San Jacinto			State	San Jacinto River	bridge	$0	$0	$0		0%	0%	0.86	1.03		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			State	Quandt Ranch	Ramona	$0	$0	$0		0%	0%	0.39	0.46		$0	$0	$0	$0	$0	$0
San Jacinto	San Jacinto			Warren	Ramona	Esplanade	$13,469,000	$13,469,000	$350,000		0%	0%	0.67	0.89		$0	$0	$0	$350,000	$0	$0
San Jacinto	Unincorporated		Gilman Springs		Sanderson	State	$11,097,000	$11,097,000	$288,000		0%	0%	0.83	1.07		$0	$0	$0	$288,000	$0	$0
San Jacinto	Unincorporated		Gilman Springs		Massacre Canyon Wash	bridge	$1,392,000	$1,392,000	$48,000		0%	0%	0.85	1.11		$0	$0	$0	$48,000	$0	$0
San Jacinto	Unincorporated		SR-79 (Winchester)		SR-74 (Florida)	Domenigoni	$0	$0	$0		0%	0%	0.66	1.05		$0	$0	$0	$0	$0	$0

EXHIBIT H-2 TUMF Network Detailed Cost Estimate - Existing Need and Obligated Funding

Updated: July 23, 2024

AREA PLAN DIST	CITY	STREETNAME	SEGMENTFROM	SEGMENTTO	TOTAL COST	MAXIMUM TUMF SHARE	MAX TUMF MSHCP SHARE	EXIST NEED LOS E&F SEGMENT DESCRIPTION	% EXIST NEED	>2 LANE ADJST	EXIST V/C	FUTURE V/C	TUMF V/C SHARE	EXIST NEED	OBLIGATED	UNFUND EXIST NEED MSHCP	MSHCP EXIST NEED	MSHCP UNFUND EXIST NEED	COMBINED UNFUND EXIST NEED
Southwest	Lake Elsinore	Corydon	Mission	Grand	$3,336,000	$3,336,000	$87,000		0%	0%	0.73	1.02		$0	$0	$0	$87,000	$0	$0	$0
Southwest	Lake Elsinore	Diamond	Mission	I-15	$0	$0	$0		0%	0%	0.73	0.93		$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Franklin (Integral to Railroad	I-15	Interchange	$32,698,000	$32,698,000	$0		0%	0%	0.66	1.25		$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Grand	Lincoln	Toft	$0	$0	$0		0%	0%	0.47	0.65		$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Grand	Toft	SR-74 (Riverside)	$3,512,000	$3,512,000	$91,000		0%	0%	0.68	0.92		$0	$0	$0	$91,000	$0	$0	$0
Southwest	Lake Elsinore	Lake	I-15	Lincoln	$39,817,000	$32,726,000	$335,000	between Orange Grove and the I-15 SB On Ramp	76%	76%	0.99	1.28	77%	$7,091,000	$0	$7,091,000	$407,000	$73,000	$73,000	$7,164,000
Southwest	Lake Elsinore	Lake	I-15	Interchange	$32,698,000	$15,771,000	$0		0%	0%	1.08	1.25	48%	$16,927,000	$0	$16,927,000	$0	$0	$0	$16,927,000
Southwest	Lake Elsinore	Lake	Temescal Wash	bridge	$2,506,000	$1,150,000	$39,000		0%	0%	1.12	1.31	46%	$1,356,000	$0	$1,356,000	$86,000	$0	$0	$1,356,000
Southwest	Lake Elsinore	Mission	Railroad Canyon	Bundy Canyon	$0	$0	$0		0%	0%	0.48	0.74		$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	Nichols	I-15	Lake	$7,850,000	$7,850,000	$204,000		0%	0%	0.59	0.96		$0	$0	$0	$204,000	$0	$0	$0
Southwest	Lake Elsinore	Nichols	Temescal Wash	bridge	$4,176,000	$4,176,000	$144,000		0%	0%	0.63	1.12		$0	$0	$0	$144,000	$0	$0	$0
Southwest	Lake Elsinore	Nichols	I-15	Interchange	$63,061,000	$63,061,000	$0		0%	0%	0.63	1.12		$0	$0	$0	$0	$0	$0	$0
Southwest	Lake Elsinore	SR-74 (Collier/Riverside)	I-15	Lakeshore	$24,303,000	$24,303,000	$180,000	between Skiland and Collier	31%	31%	0.86	1.05		$0	$0	$0	$180,000	$0	$0	$0
Southwest	Lake Elsinore	SR-74 (Grand)	Riverside	SR-74 (Ortega)	$9,733,000	$3,691,000	$27,000	between Riverside and Ortega	100%	100%	1.19	1.37	38%	$6,042,000	$0	$6,042,000	$72,000	$45,000	$45,000	$6,087,000
Southwest	Lake Elsinore	SR-74 (Riverside)	Lakeshore	Grand	$20,175,000	$20,175,000	$150,000	between Lakeshore and Rosvre	31%	31%	0.78	0.91		$0	$0	$0	$150,000	$0	$0	$0
Southwest	Lake Elsinore	Temescal Canyon	I-15	Lake	$7,411,000	$7,411,000	$211,000		0%	0%	0.64	1.17		$0	$0	$0	$211,000	$0	$0	$0
Southwest	Lake Elsinore	Temescal Canyon	Temescal Wash	bridge	$3,480,000	$3,480,000	$120,000		0%	0%	0.85	1.28		$0	$0	$0	$120,000	$0	$0	$0
Southwest	Murrieta	California Oaks	Jefferson	I-15	$0	$0	$0		0%	0%	0.47	0.61		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	California Oaks	I-15	Jackson	$0	$0	$0		0%	0%	0.76	0.89		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	California Oaks	Jackson	Clinton Keith	$0	$0	$0		0%	0%	0.65	0.77		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Jackson	Whitewood	Ynez	$0	$0	$0		0%	0%	0.32	0.62		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Jefferson	Palomar	Nutmeg	$1,562,000	$1,562,000	$44,000		0%	0%	0.07	0.10		$0	$0	$0	$44,000	$0	$0	$0
Southwest	Murrieta	Jefferson	Nutmeg	Murrieta Hot Springs	$0	$0	$0		0%	0%	0.46	0.63		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Jefferson	Murrieta Hot Springs	Cherry	$30,634,000	$30,634,000	$227,000		0%	0%	0.47	0.80		$0	$0	$0	$227,000	$0	$0	$0
Southwest	Murrieta	Keller	I-215	Whitewood	$0	$0	$0		0%	0%	0.20	0.45		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Keller	I-215	Interchange	$0	$0	$0		0%	0%	0.09	0.06		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Los Alamos	Jefferson	I-215	$0	$0	$0		0%	0%	0.24	0.38		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Jefferson	I-215	$0	$0	$0	between Hancock and I-215	17%	17%	0.62	0.90		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	I-215	Margarita	$0	$0	$0	between I-215 and I-215 NB On Ramp, and Alta Murrieta and St. Moritz	11%	11%	0.82	1.08		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Murrieta Hot Springs	Margarita	SR-79 (Winchester)	$4,057,000	$3,899,000	$101,000	between Margarita and Calle del Lago	57%	57%	0.93	1.33	93%	$158,000	$0	$158,000	$105,000	$4,000	$4,000	$162,000
Southwest	Murrieta	Nutmeg	Jefferson	Clinton Keith	$0	$0	$0		0%	0%	0.45	0.69		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Whitewood	Clinton Keith	Los Alamos	$2,708,000	$2,708,000	$77,000		0%	0%	0.45	0.76		$0	$0	$0	$77,000	$0	$0	$0
Southwest	Murrieta	Whitewood	Los Alamos	Murrieta Hot Springs	$0	$0	$0		0%	0%	0.45	0.75		$0	$0	$0	$0	$0	$0	$0
Southwest	Murrieta	Whitewood	Murrieta Hot Springs	Jackson	$4,629,000	$4,629,000	$47,000		0%	0%	0.15	0.16		$0	$0	$0	$47,000	$0	$0	$0
Southwest	Murrieta	Ynez	Jackson	SR-79 (Winchester)	$0	$0	$0		0%	0%	0.62	1.00		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Butterfield Stage	Murrieta Hot Springs	Calle Chapos	$816,000	$816,000	$0		0%	0%	0.61	1.15		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Butterfield Stage	Calle Chapos	La Serena	$696,000	$696,000	$0		0%	0%	0.58	0.93		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Butterfield Stage	La Serena	Rancho California	$904,000	$904,000	$0	between La Serena and Rancho California	100%	100%	0.95	1.21	85%	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Butterfield Stage	Rancho California	Pauba	$846,000	$846,000	$0	between Rancho California and Creek	5%	5%	0.55	0.88		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Butterfield Stage	Pauba	SR-79 (Temecula Pkwy)	$725,000	$725,000	$21,000		0%	0%	0.49	0.84		$0	$0	$0	$21,000	$0	$0	$0
Southwest	Temecula	Jefferson	Cherry	Rancho California	$2,285,000	$2,285,000	$0		0%	0%	0.34	0.92		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Margarita	Murrieta Hot Springs	SR-79 (Temecula Pkwy)	$7,644,000	$7,644,000	$0	between Winchester and Campos Verdes, and Salinas and 350 ft North of Ramsey	5%	5%	0.65	1.04		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Old Town Front	Rancho California	I-15/SR-79 (Temecula Pkwy)	$0	$0	$0		0%	0%	0.68	1.37		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Pechanga Pkwy	SR-79 (Temecula Pkwy)	Via Gilberto	$0	$0	$0		0%	0%	0.72	1.02		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Pechanga Pkwy	Via Gilberto	Pechanga Pkwy	$0	$0	$0		0%	0%	0.42	0.52		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Rancho California	Jefferson	Margarita	$18,254,000	$18,181,000	$101,000	between I-15 SB On Ramp and I-15, and Moraga and Cosmic	40%	40%	0.90	1.37	99%	$73,000	$0	$73,000	$101,000	$0	$0	$73,000
Southwest	Temecula	Rancho California	I-15	Interchange	$32,698,000	$0	$0		0%	0%	1.55	2.67	63%	$12,098,000	$32,698,000	$0	$0	$0	$0	$0
Southwest	Temecula	Rancho California	Margarita	Butterfield Stage	$0	$0	$0		0%	0%	0.63	0.74		$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	I-15	Pechanga Pkwy	$0	$0	$0	Between I-15 and Pechanga	100%	100%	1.08	1.42	65%	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	SR-79 (Temecula Pkwy)	Pechanga Pkwy	Butterfield Stage	$3,065,000	$3,065,000	$0		0%	0%	0.65	0.88		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Briggs	Scott	SR-79 (Winchester)	$6,509,000	$6,509,000	$169,000		0%	0%	0.41	0.70		$0	$0	$0	$169,000	$0	$0	$0
Southwest	Unincorporated	Butterfield Stage	Tucalota Creek	bridge	$0	$0	$0		0%	0%	0.41	0.70		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Butterfield Stage (Pourroy)	Auld	Murrieta Hot Springs	$23,076,000	$23,076,000	$656,000	Between Auld and Honey Pine	23%	12%	0.88	0.99		$0	$0	$0	$656,000	$0	$0	$0
Southwest	Unincorporated	Grand	Ortega	Corydon	$68,025,000	$68,025,000	$505,000	between Zinck and Stoneman, and Ontario and Corydon	16%	16%	0.80	1.06		$0	$0	$0	$505,000	$0	$0	$0
Southwest	Unincorporated	Horsethief Canyon	Temescal Canyon	I-15	$0	$0	$0		0%	0%	0.81	0.64		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Indian Truck Trail	Temescal Canyon	I-15	$0	$0	$0		0%	0%	0.15	0.21		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Murrieta Hot Springs	SR-79 (Winchester)	Pourroy	$0	$0	$0	between Winchester and Yorx	4%	4%	0.46	0.86		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Pala	Pechanga	San Diego County	$0	$0	$0	between Pechanga and Rainbow Oaks	48%	48%	0.88	1.48		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporated	Pourroy	SR-79 (Winchester)	Auld	$2,236,000	$2,236,000	$64,000		0%	0%	0.42	0.57		$0	$0	$0	$64,000	$0	$0	$0
Southwest	Unincorporated	Rancho California	Butterfield Stage	Glen Oaks	$87,369,000	$87,369,000	$482,000		0%	0%	0.65	0.93		$0	$0	$0	$482,000	$0	$0	$0
Southwest	Unincorporated	Temescal Canyon	Horsethief Canyon Wash	bridge	$3,340,000	$3,340,000	$115,000		0%	0%	0.66	0.86		$0	$0	$0	$115,000	$0	$0	$0
Southwest	Unincorporated	Temescal Canyon	Indian Truck Trail	I-15	$15,739,000	$15,739,000	$447,000		0%	0%	0.64	0.97		$0	$0	$0	$447,000	$0	$0	$0
Southwest	Unincorporated	Temescal Canyon	Indian Wash	bridge	$1,462,000	$1,462,000	$50,000		0%	0%	0.61	0.80		$0	$0	$0	$50,000	$0	$0	$0
Southwest	Wildomar	Bundy Canyon	Mission	I-15	$9,704,000	$9,704,000	$72,000		0%	0%	0.60	0.90		$0	$0	$0	$72,000	$0	$0	$0
Southwest	Wildomar	Grand	Corydon	Wildomar Trail	$0	$0	$0		0%	0%	0.72	0.89		$0	$0	$0	$0	$0	$0	$0
Southwest	Wildomar	Mission	Bundy Canyon	Palomar	$0	$0	$0		0%	0%	0.20	0.43		$0	$0	$0	$0	$0	$0	$0
Southwest	Wildomar	Palomar	Clinton Keith	Washington	$3,227,000	$3,227,000	$84,000		0%	0%	0.59	0.88		$0	$0	$0	$84,000	$0	$0	$0
Southwest	Wildomar	Palomar	Mission	Clinton Keith	$13,493,000	$13,493,000	$383,000		0%	0%	0.60	0.88		$0	$0	$0	$383,000	$0	$0	$0
Southwest	Wildomar	Wildomar Trail	I-15	Baxter	$1,281,000	$1,281,000	$33,000	between I-15 SB On Ramp to Baxter	73%	73%	0.87	1.06		$0	$0	$0	$33,000	$0	$0	$0
Southwest	Wildomar	Wildomar Trail	I-15	Interchange	$32,698,000	$27,858,000	$0		0%	0%	0.94	1.15	85%	$4,840,000	$0	$4,840,000	$0	$0	$0	$4,840,000
Southwest	Wildomar	Wildomar Trail	Baxter	Palomar	$11,316,000	$11,316,000	$84,000	between Baxter and Cervera	35%	35%	0.82	0.94		$0	$0	$0	$84,000	$0	$0	$0
Southwest	Wildomar	Wildomar Trail	Palomar	Grand	$0	$0	$0		0%	0%	0.87	1.03		$0	$0	$0	$0	$0	$0	$0
Subtotal					$2,508,309,000	$1,913,028,000	$23,597,000		13.2%					$365,640,000	$264,315,000	$330,986,000	$32,098,000	$318,000	$318,000	$331,304,000
Totals	**Network**				$ 4,840,250,000	$ 3,874,735,000	$ 53,859,000		12.0%	Network Unfunded Existing Need Adjustment				$652,275,000	$382,886,000	$ 582,629,000	$ 64,606,000	$ 1,410,000	$ 1,263,000	$ 583,892,000
	Transit				$ 217,870,000	$ 154,831,000			28.9%	Transit Existing Need Adjustment						$ 63,039,000				
	Administration				$ 161,183,000	$ 161,183,000														
	MSHCP				$ 64,606,000	$ 53,859,000										$ 1,263,000				
	TOTAL				**$ 5,283,909,000**	**$ 4,244,608,000**			12.2%	Total Unfunded Existing Need Adjustment						**$ 646,931,000**				

EXHIBIT H-3 Regional Transit Existing Need Share

Summary of Transit Trip Change

Year	Western Riverside Daily Transit Trips
2023*	16,575
2045**	57,282
Growth 2023 - 2045	40,707
Existing Need Share:	28.9%
Future Growth Share:	71.1%

Notes:

* - 2023 actual average weekday daily ridership provided by RTA staff December 1, 2023

** - 2045 forecast average weekday daily ridership obtained from SCAG 2020 RTP/SCS Model as provided by Fehr and Peers November

Maximum TUMF Transit Component Value

RTA Transit Full Mitigation Cost	Existing Need Cost	MAX TUMF TRANSIT VALUE
$217,870,000	$63,039,000	**$154,831,000**
Total MAX TUMF VALUE		***$4,297,490,440***
Transit Share of MAX TUMF VALUE		***3.6%***

Appendix I - Western Riverside County Regional Trip Distribution

In order to ensure an equitable regional/zonal distribution of potential TUMF revenues, the distribution of trips in the WRCOG region was analyzed to determine the distribution between local (intra-zonal) and regional (inter-zonal) trips. This analysis was completed using the Year 2040 No-Build scenario Origin-Destination (O-D) vehicle trip tables from RivCoM. The analysis of vehicle trips based on the respective trip ends as stratified by zone is considered sufficient to establish the rough proportionality between local (intra-zonal) and regional (inter-zonal) trips because this measure is intended to only serve as a guide in the distribution of potential TUMF revenues between regional and local projects, and is not intended to serve as the basis for quantifying the relative magnitude of the impacts of different types of new development on the TUMF network (as described in **Appendix J**)

The first step in the analysis was to create a correspondence table between the traffic analysis zones (TAZ's) in the RivCoM model and the five WRCOG TUMF zones: Northwest, Central, Pass Area, Hemet/San Jacinto, and Southwest. A table detailing the TAZ correspondence for each WRCOG TUMF zone is included as **Exhibit I-1** in this Appendix. The vehicle trip tables by TAZ were aggregated to obtain the trip summary between six districts (five WRCOG TUMF Zones and one for the rest of Southern California region included in the model analysis area)

Table 5.1 and **5.2** of the Nexus Study produce a matrix of total combined AM and PM peak period vehicle trips between the six districts. This information is subsequently weighted by TUMF future network lane miles in **Table 5.3** to determine the relative share of trips that can be allocated between the backbone network and secondary network. **Exhibits I-2** through **I-9** provide the corresponding peak period vehicle trip matrices for each of the four time periods analyzed by the RivCoM model (AM peak, midday, PM peak and overnight) as well as total daily trips between the six districts.

EXHIBIT I-1
RivCoM TAZ Correspondence by WRCOG TUMF Zone - Hemet/San Jacinto

TAZ	County	WRCOG Zone	City
1008	Riverside	Central	Lake Elsinore
1044	Riverside	Central	Menifee
1045	Riverside	Central	Menifee
1046	Riverside	Central	Menifee
1047	Riverside	Central	Menifee
1048	Riverside	Central	Menifee
1049	Riverside	Central	Menifee
1050	Riverside	Central	Menifee
1051	Riverside	Central	Menifee
1052	Riverside	Central	Menifee
1053	Riverside	Central	Menifee
1054	Riverside	Central	Menifee
1055	Riverside	Central	Menifee
1056	Riverside	Central	Menifee
1057	Riverside	Central	Menifee
1058	Riverside	Central	Menifee
1059	Riverside	Central	Menifee
1060	Riverside	Central	Menifee
1061	Riverside	Central	Menifee
1062	Riverside	Central	Menifee
1063	Riverside	Central	Menifee
1064	Riverside	Central	Menifee
1065	Riverside	Central	Menifee
1066	Riverside	Central	Menifee
1067	Riverside	Central	Menifee
1068	Riverside	Central	Menifee
1069	Riverside	Central	Menifee
1070	Riverside	Central	Menifee
1071	Riverside	Central	Menifee
1072	Riverside	Central	Menifee
1073	Riverside	Central	Menifee
1074	Riverside	Central	Menifee
1075	Riverside	Central	Menifee
1076	Riverside	Central	Menifee
1077	Riverside	Central	Menifee
1078	Riverside	Central	Menifee
1079	Riverside	Central	Menifee
1080	Riverside	Central	Menifee
1081	Riverside	Central	Menifee
1082	Riverside	Central	Menifee
1083	Riverside	Central	Menifee
1084	Riverside	Central	Menifee
1085	Riverside	Central	Menifee
1086	Riverside	Central	Menifee
1087	Riverside	Central	Menifee
1088	Riverside	Central	Menifee
1089	Riverside	Central	Menifee
1090	Riverside	Central	Menifee
1091	Riverside	Central	Menifee
1092	Riverside	Central	Menifee
1093	Riverside	Central	Menifee
1094	Riverside	Central	Menifee
1095	Riverside	Central	Menifee
1096	Riverside	Central	Menifee
1097	Riverside	Central	Menifee
1098	Riverside	Central	Menifee
1099	Riverside	Central	Menifee
1100	Riverside	Central	Menifee
1101	Riverside	Central	Menifee
1102	Riverside	Central	Menifee
1103	Riverside	Central	Menifee
1104	Riverside	Central	Menifee
1105	Riverside	Central	Menifee
1106	Riverside	Central	Menifee
1107	Riverside	Central	Menifee
1108	Riverside	Central	Menifee
1109	Riverside	Central	Menifee
1110	Riverside	Central	Menifee
1111	Riverside	Central	Menifee
1112	Riverside	Central	Menifee
1113	Riverside	Central	Menifee
1114	Riverside	Central	Menifee
1115	Riverside	Central	Menifee
1116	Riverside	Central	Menifee
1117	Riverside	Central	Menifee
1118	Riverside	Central	Menifee
1119	Riverside	Central	Menifee
1120	Riverside	Central	Menifee
1121	Riverside	Central	Menifee
1122	Riverside	Central	Menifee
1123	Riverside	Central	Menifee
1124	Riverside	Central	Menifee
1125	Riverside	Central	Menifee
1126	Riverside	Central	Menifee
1127	Riverside	Central	Menifee
1128	Riverside	Central	Menifee
1129	Riverside	Central	Menifee
1130	Riverside	Central	Menifee
1131	Riverside	Central	Menifee
1132	Riverside	Central	Menifee
1133	Riverside	Central	Menifee
1134	Riverside	Central	Menifee
1135	Riverside	Central	Menifee
1136	Riverside	Central	Menifee
1137	Riverside	Central	Menifee
1138	Riverside	Central	Menifee
1139	Riverside	Central	Menifee
1140	Riverside	Central	Menifee
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1142	Riverside	Central	Menifee
1143	Riverside	Central	Moreno Valley
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1149	Riverside	Central	Moreno Valley
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1151	Riverside	Central	Moreno Valley
1152	Riverside	Central	Moreno Valley
1153	Riverside	Central	Moreno Valley
1154	Riverside	Central	Moreno Valley
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1157	Riverside	Central	Moreno Valley
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1161	Riverside	Central	Moreno Valley
1162	Riverside	Central	Moreno Valley
1163	Riverside	Central	Moreno Valley
1164	Riverside	Central	Moreno Valley
1165	Riverside	Central	Moreno Valley
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1167	Riverside	Central	Moreno Valley
1168	Riverside	Central	Moreno Valley
1169	Riverside	Central	Moreno Valley
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1172	Riverside	Central	Moreno Valley
1173	Riverside	Central	Moreno Valley
1174	Riverside	Central	Moreno Valley
1175	Riverside	Central	Moreno Valley
1176	Riverside	Central	Moreno Valley
1177	Riverside	Central	Moreno Valley
1178	Riverside	Central	Moreno Valley
1179	Riverside	Central	Moreno Valley
1180	Riverside	Central	Moreno Valley
1181	Riverside	Central	Moreno Valley
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1186	Riverside	Central	Moreno Valley
1187	Riverside	Central	Moreno Valley
1188	Riverside	Central	Moreno Valley
1189	Riverside	Central	Moreno Valley
1190	Riverside	Central	Moreno Valley
1191	Riverside	Central	Moreno Valley
1192	Riverside	Central	Moreno Valley
1193	Riverside	Central	Moreno Valley
1194	Riverside	Central	Moreno Valley
1195	Riverside	Central	Moreno Valley
1196	Riverside	Central	Moreno Valley
1197	Riverside	Central	Moreno Valley
1198	Riverside	Central	Moreno Valley
1199	Riverside	Central	Moreno Valley
1200	Riverside	Central	Moreno Valley
1201	Riverside	Central	Moreno Valley
1202	Riverside	Central	Moreno Valley
1203	Riverside	Central	Moreno Valley
1204	Riverside	Central	Moreno Valley
1205	Riverside	Central	Moreno Valley
1206	Riverside	Central	Moreno Valley
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1209	Riverside	Central	Moreno Valley
1210	Riverside	Central	Moreno Valley
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1212	Riverside	Central	Moreno Valley
1213	Riverside	Central	Moreno Valley
1214	Riverside	Central	Moreno Valley
1215	Riverside	Central	Moreno Valley
1216	Riverside	Central	Moreno Valley
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1809	Riverside	Central	Perris
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1814	Riverside	Central	Perris
1815	Riverside	Central	Perris
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1823	Riverside	Central	Perris
1824	Riverside	Central	Perris
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1828	Riverside	Central	Perris
1829	Riverside	Central	Perris
1830	Riverside	Central	Perris
1831	Riverside	Central	Perris
1832	Riverside	Central	Perris
1833	Riverside	Central	Perris
1834	Riverside	Central	Perris
1835	Riverside	Central	Perris
1836	Riverside	Central	Perris
1837	Riverside	Central	Perris
1838	Riverside	Central	Perris
1839	Riverside	Central	Perris
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1841	Riverside	Central	Perris
1842	Riverside	Central	Perris
1843	Riverside	Central	Perris
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1847	Riverside	Central	Perris
1848	Riverside	Central	Perris
1849	Riverside	Central	Perris
1850	Riverside	Central	Perris
1851	Riverside	Central	Perris
1852	Riverside	Central	Perris
1853	Riverside	Central	Perris
1854	Riverside	Central	Perris
1855	Riverside	Central	Perris
1856	Riverside	Central	Perris
1857	Riverside	Central	Perris
1858	Riverside	Central	Perris
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1861	Riverside	Central	Perris
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1865	Riverside	Central	Perris
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1868	Riverside	Central	Perris
1869	Riverside	Central	Perris
1870	Riverside	Central	Perris
1871	Riverside	Central	Perris
1872	Riverside	Central	Perris
1873	Riverside	Central	Perris
1874	Riverside	Central	Perris
1875	Riverside	Central	Perris
1876	Riverside	Central	Perris
1877	Riverside	Central	Perris
1878	Riverside	Central	Perris
1879	Riverside	Central	Perris
2126	Riverside	Central	Riverside
2127	Riverside	Central	Riverside
2128	Riverside	Central	Riverside
2320	Riverside	Central	Unincorporated
2327	Riverside	Central	Unincorporated
2328	Riverside	Central	Unincorporated
2329	Riverside	Central	Unincorporated
2330	Riverside	Central	Unincorporated
2331	Riverside	Central	Unincorporated
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2333	Riverside	Central	Unincorporated
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2359	Riverside	Central	Unincorporated
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2747	Riverside	Central	Unincorporated
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2753	Riverside	Central	Unincorporated
2754	Riverside	Central	Unincorporated
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2878	Riverside	Central	Unincorporated
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2905	Riverside	Central	Unincorporated
2906	Riverside	Central	Unincorporated
2907	Riverside	Central	Unincorporated
3177	Riverside	Central	Unincorporated
3183	Riverside	Central	Unincorporated
3225	Riverside	Central	Unincorporated
3227	Riverside	Central	Unincorporated
3228	Riverside	Central	Unincorporated
3229	Riverside	Central	Unincorporated
3230	Riverside	Central	Unincorporated
3231	Riverside	Central	Unincorporated
3232	Riverside	Central	Unincorporated
3233	Riverside	Central	Unincorporated
3235	Riverside	Central	Unincorporated
3236	Riverside	Central	Unincorporated

EXHIBIT I-1 (continued)
RivCoM TAZ Correspondence by WRCOG TUMF Zone - Hemet/San Jacinto

TAZ	County	WRCOG Zone	City
642	Riverside	Hemet/San Jacinto	Hemet
643	Riverside	Hemet/San Jacinto	Hemet
644	Riverside	Hemet/San Jacinto	Hemet
645	Riverside	Hemet/San Jacinto	Hemet
646	Riverside	Hemet/San Jacinto	Hemet
647	Riverside	Hemet/San Jacinto	Hemet
648	Riverside	Hemet/San Jacinto	Hemet
649	Riverside	Hemet/San Jacinto	Hemet
650	Riverside	Hemet/San Jacinto	Hemet
651	Riverside	Hemet/San Jacinto	Hemet
652	Riverside	Hemet/San Jacinto	Hemet
653	Riverside	Hemet/San Jacinto	Hemet
654	Riverside	Hemet/San Jacinto	Hemet
655	Riverside	Hemet/San Jacinto	Hemet
656	Riverside	Hemet/San Jacinto	Hemet
657	Riverside	Hemet/San Jacinto	Hemet
658	Riverside	Hemet/San Jacinto	Hemet
659	Riverside	Hemet/San Jacinto	Hemet
660	Riverside	Hemet/San Jacinto	Hemet
661	Riverside	Hemet/San Jacinto	Hemet
662	Riverside	Hemet/San Jacinto	Hemet
663	Riverside	Hemet/San Jacinto	Hemet
664	Riverside	Hemet/San Jacinto	Hemet
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668	Riverside	Hemet/San Jacinto	Hemet
669	Riverside	Hemet/San Jacinto	Hemet
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719	Riverside	Hemet/San Jacinto	Hemet
720	Riverside	Hemet/San Jacinto	Hemet
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731	Riverside	Hemet/San Jacinto	Hemet
732	Riverside	Hemet/San Jacinto	Hemet
733	Riverside	Hemet/San Jacinto	Hemet
734	Riverside	Hemet/San Jacinto	Hemet
735	Riverside	Hemet/San Jacinto	Hemet
736	Riverside	Hemet/San Jacinto	Hemet
737	Riverside	Hemet/San Jacinto	Hemet
738	Riverside	Hemet/San Jacinto	Hemet

TAZ	County	WRCOG Zone	City
2135	Riverside	Hemet/San Jacinto	San Jacinto
2136	Riverside	Hemet/San Jacinto	San Jacinto
2137	Riverside	Hemet/San Jacinto	San Jacinto
2138	Riverside	Hemet/San Jacinto	San Jacinto
2139	Riverside	Hemet/San Jacinto	San Jacinto
2140	Riverside	Hemet/San Jacinto	San Jacinto
2141	Riverside	Hemet/San Jacinto	San Jacinto
2142	Riverside	Hemet/San Jacinto	San Jacinto
2143	Riverside	Hemet/San Jacinto	San Jacinto
2144	Riverside	Hemet/San Jacinto	San Jacinto
2145	Riverside	Hemet/San Jacinto	San Jacinto
2146	Riverside	Hemet/San Jacinto	San Jacinto
2147	Riverside	Hemet/San Jacinto	San Jacinto
2148	Riverside	Hemet/San Jacinto	San Jacinto
2149	Riverside	Hemet/San Jacinto	San Jacinto
2150	Riverside	Hemet/San Jacinto	San Jacinto
2151	Riverside	Hemet/San Jacinto	San Jacinto
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2153	Riverside	Hemet/San Jacinto	San Jacinto
2154	Riverside	Hemet/San Jacinto	San Jacinto
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2157	Riverside	Hemet/San Jacinto	San Jacinto
2158	Riverside	Hemet/San Jacinto	San Jacinto
2159	Riverside	Hemet/San Jacinto	San Jacinto
2160	Riverside	Hemet/San Jacinto	San Jacinto
2161	Riverside	Hemet/San Jacinto	San Jacinto
2162	Riverside	Hemet/San Jacinto	San Jacinto
2163	Riverside	Hemet/San Jacinto	San Jacinto
2164	Riverside	Hemet/San Jacinto	San Jacinto
2165	Riverside	Hemet/San Jacinto	San Jacinto
2166	Riverside	Hemet/San Jacinto	San Jacinto
2167	Riverside	Hemet/San Jacinto	San Jacinto
2168	Riverside	Hemet/San Jacinto	San Jacinto
2169	Riverside	Hemet/San Jacinto	San Jacinto
2170	Riverside	Hemet/San Jacinto	San Jacinto
2171	Riverside	Hemet/San Jacinto	San Jacinto
2172	Riverside	Hemet/San Jacinto	San Jacinto
2173	Riverside	Hemet/San Jacinto	San Jacinto
2174	Riverside	Hemet/San Jacinto	San Jacinto
2175	Riverside	Hemet/San Jacinto	San Jacinto
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2177	Riverside	Hemet/San Jacinto	San Jacinto
2178	Riverside	Hemet/San Jacinto	San Jacinto
2179	Riverside	Hemet/San Jacinto	San Jacinto
2180	Riverside	Hemet/San Jacinto	San Jacinto
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2198	Riverside	Hemet/San Jacinto	San Jacinto
2199	Riverside	Hemet/San Jacinto	San Jacinto
2200	Riverside	Hemet/San Jacinto	San Jacinto
2201	Riverside	Hemet/San Jacinto	San Jacinto
2202	Riverside	Hemet/San Jacinto	San Jacinto
2203	Riverside	Hemet/San Jacinto	San Jacinto
2204	Riverside	Hemet/San Jacinto	San Jacinto
2205	Riverside	Hemet/San Jacinto	San Jacinto
2206	Riverside	Hemet/San Jacinto	San Jacinto
2207	Riverside	Hemet/San Jacinto	San Jacinto
2324	Riverside	Hemet/San Jacinto	Unincorporated
2325	Riverside	Hemet/San Jacinto	Unincorporated
2326	Riverside	Hemet/San Jacinto	Unincorporated
2338	Riverside	Hemet/San Jacinto	Unincorporated
2340	Riverside	Hemet/San Jacinto	Unincorporated
2342	Riverside	Hemet/San Jacinto	Unincorporated
2346	Riverside	Hemet/San Jacinto	Unincorporated
2347	Riverside	Hemet/San Jacinto	Unincorporated
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2349	Riverside	Hemet/San Jacinto	Unincorporated
2358	Riverside	Hemet/San Jacinto	Unincorporated
2360	Riverside	Hemet/San Jacinto	Unincorporated
2361	Riverside	Hemet/San Jacinto	Unincorporated
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2471	Riverside	Hemet/San Jacinto	Unincorporated
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2491	Riverside	Hemet/San Jacinto	Unincorporated
2493	Riverside	Hemet/San Jacinto	Unincorporated
2494	Riverside	Hemet/San Jacinto	Unincorporated
2625	Riverside	Hemet/San Jacinto	Unincorporated
2626	Riverside	Hemet/San Jacinto	Unincorporated
2628	Riverside	Hemet/San Jacinto	Unincorporated
2630	Riverside	Hemet/San Jacinto	Unincorporated
2631	Riverside	Hemet/San Jacinto	Unincorporated

TAZ	County	WRCOG Zone	City
2625	Riverside	Hemet/San Jacinto	Unincorporated
2626	Riverside	Hemet/San Jacinto	Unincorporated
2628	Riverside	Hemet/San Jacinto	Unincorporated
2630	Riverside	Hemet/San Jacinto	Unincorporated
2631	Riverside	Hemet/San Jacinto	Unincorporated
2632	Riverside	Hemet/San Jacinto	Unincorporated
2633	Riverside	Hemet/San Jacinto	Unincorporated
2634	Riverside	Hemet/San Jacinto	Unincorporated
2635	Riverside	Hemet/San Jacinto	Unincorporated
2641	Riverside	Hemet/San Jacinto	Unincorporated
2642	Riverside	Hemet/San Jacinto	Unincorporated
2643	Riverside	Hemet/San Jacinto	Unincorporated
2644	Riverside	Hemet/San Jacinto	Unincorporated
2645	Riverside	Hemet/San Jacinto	Unincorporated
2646	Riverside	Hemet/San Jacinto	Unincorporated
2647	Riverside	Hemet/San Jacinto	Unincorporated
2648	Riverside	Hemet/San Jacinto	Unincorporated
2649	Riverside	Hemet/San Jacinto	Unincorporated
2651	Riverside	Hemet/San Jacinto	Unincorporated
2652	Riverside	Hemet/San Jacinto	Unincorporated
2653	Riverside	Hemet/San Jacinto	Unincorporated
2654	Riverside	Hemet/San Jacinto	Unincorporated
2655	Riverside	Hemet/San Jacinto	Unincorporated
2660	Riverside	Hemet/San Jacinto	Unincorporated
2670	Riverside	Hemet/San Jacinto	Unincorporated
2679	Riverside	Hemet/San Jacinto	Unincorporated
2810	Riverside	Hemet/San Jacinto	Unincorporated
2811	Riverside	Hemet/San Jacinto	Unincorporated
2812	Riverside	Hemet/San Jacinto	Unincorporated
2815	Riverside	Hemet/San Jacinto	Unincorporated
2816	Riverside	Hemet/San Jacinto	Unincorporated
2817	Riverside	Hemet/San Jacinto	Unincorporated
2818	Riverside	Hemet/San Jacinto	Unincorporated
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2840	Riverside	Hemet/San Jacinto	Unincorporated
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2842	Riverside	Hemet/San Jacinto	Unincorporated
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2850	Riverside	Hemet/San Jacinto	Unincorporated
2851	Riverside	Hemet/San Jacinto	Unincorporated
2856	Riverside	Hemet/San Jacinto	Unincorporated
2865	Riverside	Hemet/San Jacinto	Unincorporated
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2868	Riverside	Hemet/San Jacinto	Unincorporated
2871	Riverside	Hemet/San Jacinto	Unincorporated
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2881	Riverside	Hemet/San Jacinto	Unincorporated
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2895	Riverside	Hemet/San Jacinto	Unincorporated
2919	Riverside	Hemet/San Jacinto	Unincorporated
2920	Riverside	Hemet/San Jacinto	Unincorporated
2921	Riverside	Hemet/San Jacinto	Unincorporated
2922	Riverside	Hemet/San Jacinto	Unincorporated
2934	Riverside	Hemet/San Jacinto	Unincorporated
2935	Riverside	Hemet/San Jacinto	Unincorporated
2936	Riverside	Hemet/San Jacinto	Unincorporated
2937	Riverside	Hemet/San Jacinto	Unincorporated
2938	Riverside	Hemet/San Jacinto	Unincorporated
3194	Riverside	Hemet/San Jacinto	Unincorporated
3195	Riverside	Hemet/San Jacinto	Unincorporated
3196	Riverside	Hemet/San Jacinto	Unincorporated
3197	Riverside	Hemet/San Jacinto	Unincorporated
3198	Riverside	Hemet/San Jacinto	Unincorporated
3242	Riverside	Hemet/San Jacinto	Unincorporated
3243	Riverside	Hemet/San Jacinto	Unincorporated
3244	Riverside	Hemet/San Jacinto	Unincorporated
3245	Riverside	Hemet/San Jacinto	Unincorporated

EXHIBIT I-1 (continued)
RivCoM TAZ Correspondence by WRCOG TUMF Zone - Northwest

TAZ	County	WRCOG Zone	City
332	Riverside	Northwest	Corona
333	Riverside	Northwest	Corona
334	Riverside	Northwest	Corona
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3192	Riverside	Northwest	Unincorporated
3193

EXHIBIT I-1 (continued)
RivCoM TAZ Correspondence by WRCOG TUMF Zone - Pass

TAZ	County	WRCOG Zone	City
1	Riverside	Pass	Banning
2	Riverside	Pass	Banning
3	Riverside	Pass	Banning
4	Riverside	Pass	Banning
5	Riverside	Pass	Banning
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54	Riverside	Pass	Banning
55	Riverside	Pass	Banning
56	Riverside	Pass	Banning
57	Riverside	Pass	Beaumont
58	Riverside	Pass	Beaumont
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111	Riverside	Pass	Beaumont
112	Riverside	Pass	Beaumont
113	Riverside	Pass	Beaumont
114	Riverside	Pass	Beaumont

TAZ	County	WRCOG Zone	City
128	Riverside	Pass	Calimesa
129	Riverside	Pass	Calimesa
130	Riverside	Pass	Calimesa
131	Riverside	Pass	Calimesa
132	Riverside	Pass	Calimesa
133	Riverside	Pass	Calimesa
134	Riverside	Pass	Calimesa
135	Riverside	Pass	Calimesa
136	Riverside	Pass	Calimesa
137	Riverside	Pass	Calimesa
138	Riverside	Pass	Calimesa
139	Riverside	Pass	Calimesa
140	Riverside	Pass	Calimesa
141	Riverside	Pass	Calimesa
142	Riverside	Pass	Calimesa
143	Riverside	Pass	Calimesa
144	Riverside	Pass	Calimesa
145	Riverside	Pass	Calimesa
146	Riverside	Pass	Calimesa
147	Riverside	Pass	Calimesa
148	Riverside	Pass	Calimesa
149	Riverside	Pass	Calimesa
150	Riverside	Pass	Calimesa
151	Riverside	Pass	Calimesa
152	Riverside	Pass	Calimesa
153	Riverside	Pass	Calimesa
154	Riverside	Pass	Calimesa
1278	Riverside	Pass	Moreno Valley
2323	Riverside	Pass	Unincorporated
2355	Riverside	Pass	Unincorporated
2356	Riverside	Pass	Unincorporated
2357	Riverside	Pass	Unincorporated
2363	Riverside	Pass	Unincorporated
2364	Riverside	Pass	Unincorporated
2365	Riverside	Pass	Unincorporated
2627	Riverside	Pass	Unincorporated
2629	Riverside	Pass	Unincorporated
2638	Riverside	Pass	Unincorporated
2639	Riverside	Pass	Unincorporated
2640	Riverside	Pass	Unincorporated
2650	Riverside	Pass	Unincorporated
2656	Riverside	Pass	Unincorporated
2657	Riverside	Pass	Unincorporated
2658	Riverside	Pass	Unincorporated
2659	Riverside	Pass	Unincorporated
2661	Riverside	Pass	Unincorporated
2667	Riverside	Pass	Unincorporated
2674	Riverside	Pass	Unincorporated
2858	Riverside	Pass	Unincorporated
2859	Riverside	Pass	Unincorporated
2896	Riverside	Pass	Unincorporated
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2951	Riverside	Pass	Unincorporated
2952	Riverside	Pass	Unincorporated
3042	Riverside	Pass	Unincorporated
3156	Riverside	Pass	Unincorporated
3157	Riverside	Pass	Unincorporated
3158	Riverside	Pass	Unincorporated
3159	Riverside	Pass	Unincorporated
3160	Riverside	Pass	Unincorporated
3161	Riverside	Pass	Unincorporated
3164	Riverside	Pass	Unincorporated
3216	Riverside	Pass	Unincorporated
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3220	Riverside	Pass	Unincorporated
3221	Riverside	Pass	Unincorporated
3222	Riverside	Pass	Unincorporated
3223	Riverside	Pass	Unincorporated

EXHIBIT I-1 (continued)
RivCoM TAZ Correspondence by WRCOG TUMF Zone - Southwest

TAZ	County	WRCOG Zone	City
155	Riverside	Southwest	Canyon Lake
156	Riverside	Southwest	Canyon Lake
157	Riverside	Southwest	Canyon Lake
158	Riverside	Southwest	Canyon Lake
159	Riverside	Southwest	Canyon Lake
160	Riverside	Southwest	Canyon Lake
161	Riverside	Southwest	Canyon Lake
938	Riverside	Southwest	Lake Elsinore
939	Riverside	Southwest	Lake Elsinore
940	Riverside	Southwest	Lake Elsinore
941	Riverside	Southwest	Lake Elsinore
942	Riverside	Southwest	Lake Elsinore
943	Riverside	Southwest	Lake Elsinore
944	Riverside	Southwest	Lake Elsinore
945	Riverside	Southwest	Lake Elsinore
946	Riverside	Southwest	Lake Elsinore
947	Riverside	Southwest	Lake Elsinore
948	Riverside	Southwest	Lake Elsinore
949	Riverside	Southwest	Lake Elsinore
950	Riverside	Southwest	Lake Elsinore
951	Riverside	Southwest	Lake Elsinore
952	Riverside	Southwest	Lake Elsinore
953	Riverside	Southwest	Lake Elsinore
954	Riverside	Southwest	Lake Elsinore
955	Riverside	Southwest	Lake Elsinore
956	Riverside	Southwest	Lake Elsinore
957	Riverside	Southwest	Lake Elsinore
958	Riverside	Southwest	Lake Elsinore
959	Riverside	Southwest	Lake Elsinore
960	Riverside	Southwest	Lake Elsinore
961	Riverside	Southwest	Lake Elsinore
962	Riverside	Southwest	Lake Elsinore
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964	Riverside	Southwest	Lake Elsinore
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967	Riverside	Southwest	Lake Elsinore
968	Riverside	Southwest	Lake Elsinore
969	Riverside	Southwest	Lake Elsinore
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1000	Riverside	Southwest	Lake Elsinore
1001	Riverside	Southwest	Lake Elsinore
1002	Riverside	Southwest	Lake Elsinore
1003	Riverside	Southwest	Lake Elsinore
1004	Riverside	Southwest	Lake Elsinore
1005	Riverside	Southwest	Lake Elsinore
1006	Riverside	Southwest	Lake Elsinore
1007	Riverside	Southwest	Lake Elsinore
1009	Riverside	Southwest	Lake Elsinore
1010	Riverside	Southwest	Lake Elsinore
1011	Riverside	Southwest	Lake Elsinore
1012	Riverside	Southwest	Lake Elsinore
1013	Riverside	Southwest	Lake Elsinore
1014	Riverside	Southwest	Lake Elsinore
1015	Riverside	Southwest	Lake Elsinore
1016	Riverside	Southwest	Lake Elsinore
1017	Riverside	Southwest	Lake Elsinore
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1043	Riverside	Southwest	Lake Elsinore
1286	Riverside	Southwest	Murrieta
1287	Riverside	Southwest	Murrieta
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TAZ	County	WRCOG Zone	City
1351	Riverside	Southwest	Murrieta
1352	Riverside	Southwest	Murrieta
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1530	Riverside	Southwest	Murrieta

TAZ	County	WRCOG Zone	City
1531	Riverside	Southwest	Murrieta
1532	Riverside	Southwest	Murrieta
1533	Riverside	Southwest	Murrieta
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1537	Riverside	Southwest	Murrieta
1538	Riverside	Southwest	Murrieta
1539	Riverside	Southwest	Murrieta
2208	Riverside	Southwest	Temecula
2209	Riverside	Southwest	Temecula
2210	Riverside	Southwest	Temecula
2211	Riverside	Southwest	Temecula
2212	Riverside	Southwest	Temecula
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2219	Riverside	Southwest	Temecula
2220	Riverside	Southwest	Temecula
2221	Riverside	Southwest	Temecula
2222	Riverside	Southwest	Temecula
2223	Riverside	Southwest	Temecula
2224	Riverside	Southwest	Temecula
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2229	Riverside	Southwest	Temecula
2230	Riverside	Southwest	Temecula
2231	Riverside	Southwest	Temecula
2232	Riverside	Southwest	Temecula
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2235	Riverside	Southwest	Temecula
2236	Riverside	Southwest	Temecula
2237	Riverside	Southwest	Temecula
2238	Riverside	Southwest	Temecula
2239	Riverside	Southwest	Temecula
2240	Riverside	Southwest	Temecula
2241	Riverside	Southwest	Temecula
2242	Riverside	Southwest	Temecula
2243	Riverside	Southwest	Temecula
2244	Riverside	Southwest	Temecula
2245	Riverside	Southwest	Temecula
2246	Riverside	Southwest	Temecula
2247	Riverside	Southwest	Temecula
2248	Riverside	Southwest	Temecula
2249	Riverside	Southwest	Temecula
2250	Riverside	Southwest	Temecula
2251	Riverside	Southwest	Temecula
2252	Riverside	Southwest	Temecula
2253	Riverside	Southwest	Temecula
2254	Riverside	Southwest	Temecula
2255	Riverside	Southwest	Temecula
2256	Riverside	Southwest	Temecula
2257	Riverside	Southwest	Temecula
2258	Riverside	Southwest	Temecula
2259	Riverside	Southwest	Temecula
2260	Riverside	Southwest	Temecula
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2318	Riverside	Southwest	Temecula
2319	Riverside	Southwest	Temecula
2395	Riverside	Southwest	Unincorporated
2396	Riverside	Southwest	Unincorporated
2414	Riverside	Southwest	Unincorporated
2422	Riverside	Southwest	Unincorporated
2423	Riverside	Southwest	Unincorporated
2424	Riverside	Southwest	Unincorporated
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2492	Riverside	Southwest	Unincorporated
2495	Riverside	Southwest	Unincorporated
2496	Riverside	Southwest	Unincorporated
2497	Riverside	Southwest	Unincorporated
2498	Riverside	Southwest	Unincorporated
2499	Riverside	Southwest	Unincorporated
2500	Riverside	Southwest	Unincorporated
2501	Riverside	Southwest	Unincorporated
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2538	Riverside	Southwest	Unincorporated
2539	Riverside	Southwest	Unincorporated
2540	Riverside	Southwest	Unincorporated

TAZ	County	WRCOG Zone	City
2541	Riverside	Southwest	Unincorporated
2542	Riverside	Southwest	Unincorporated
2543	Riverside	Southwest	Unincorporated
2544	Riverside	Southwest	Unincorporated
2545	Riverside	Southwest	Unincorporated
2546	Riverside	Southwest	Unincorporated
2547	Riverside	Southwest	Unincorporated
2548	Riverside	Southwest	Unincorporated
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2700	Riverside	Southwest	Unincorporated
2701	Riverside	Southwest	Unincorporated
2702	Riverside	Southwest	Unincorporated
2703	Riverside	Southwest	Unincorporated
2704	Riverside	Southwest	Unincorporated
2708	Riverside	Southwest	Unincorporated
2718	Riverside	Southwest	Unincorporated
2720	Riverside	Southwest	Unincorporated
2813	Riverside	Southwest	Unincorporated
2814	Riverside	Southwest	Unincorporated
2837	Riverside	Southwest	Unincorporated
2838	Riverside	Southwest	Unincorporated
2846	Riverside	Southwest	Unincorporated
2847	Riverside	Southwest	Unincorporated
2849	Riverside	Southwest	Unincorporated
2852	Riverside	Southwest	Unincorporated
2854	Riverside	Southwest	Unincorporated
2855	Riverside	Southwest	Unincorporated
2860	Riverside	Southwest	Unincorporated
2861	Riverside	Southwest	Unincorporated
3091	Riverside	Southwest	Unincorporated
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3100	Riverside	Southwest	Unincorporated
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3102	Riverside	Southwest	Unincorporated
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3119	Riverside	Southwest	Unincorporated
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3137	Riverside	Southwest	Unincorporated
3138	Riverside	Southwest	Unincorporated
3145	Riverside	Southwest	Unincorporated
3150	Riverside	Southwest	Unincorporated
3176	Riverside	Southwest	Unincorporated
3199	Riverside	Southwest	Unincorporated
3200	Riverside	Southwest	Unincorporated
3201	Riverside	Southwest	Unincorporated
3202	Riverside	Southwest	Unincorporated
3205	Riverside	Southwest	Unincorporated
3207	Riverside	Southwest	Unincorporated
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3234	Riverside	Southwest	Unincorporated
3237	Riverside	Southwest	Unincorporated
3238	Riverside	Southwest	Unincorporated
3239	Riverside	Southwest	Unincorporated
3240	Riverside	Southwest	Unincorporated
3241	Riverside	Southwest	Unincorporated
3246	Riverside	Southwest	Wildomar
3247	Riverside	Southwest	Wildomar
3248	Riverside	Southwest	Wildomar
3249	Riverside	Southwest	Wildomar
3250	Riverside	Southwest	Wildomar
3251	Riverside	Southwest	Wildomar
3252	Riverside	Southwest	Wildomar
3253	Riverside	Southwest	Wildomar
3254	Riverside	Southwest	Wildomar
3255	Riverside	Southwest	Wildomar
3256	Riverside	Southwest	Wildomar
3257	Riverside	Southwest	Wildomar
3258	Riverside	Southwest	Wildomar
3259	Riverside	Southwest	Wildomar
3260	Riverside	Southwest	Wildomar
3261	Riverside	Southwest	Wildomar
3262	Riverside	Southwest	Wildomar
3263	Riverside	Southwest	Wildomar
3264	Riverside

EXHIBIT 1-1 (continued)
RivCoM TAZ Correspondence by WRCOG TUMF Zones - Riverside County Outside WRCOG

TAZ	County	WRCOG Zone	City
115	Riverside	Outside TUMF Zones	Blythe
116	Riverside	Outside TUMF Zones	Blythe
117	Riverside	Outside TUMF Zones	Blythe
118	Riverside	Outside TUMF Zones	Blythe
119	Riverside	Outside TUMF Zones	Blythe
120	Riverside	Outside TUMF Zones	Blythe
121	Riverside	Outside TUMF Zones	Blythe
122	Riverside	Outside TUMF Zones	Blythe
123	Riverside	Outside TUMF Zones	Blythe
124	Riverside	Outside TUMF Zones	Blythe
125	Riverside	Outside TUMF Zones	Blythe
126	Riverside	Outside TUMF Zones	Blythe
127	Riverside	Outside TUMF Zones	Blythe
162	Riverside	Outside TUMF Zones	Cathedral City
163	Riverside	Outside TUMF Zones	Cathedral City
164	Riverside	Outside TUMF Zones	Cathedral City
165	Riverside	Outside TUMF Zones	Cathedral City
166	Riverside	Outside TUMF Zones	Cathedral City
167	Riverside	Outside TUMF Zones	Cathedral City
168	Riverside	Outside TUMF Zones	Cathedral City
169	Riverside	Outside TUMF Zones	Cathedral City
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182	Riverside	Outside TUMF Zones	Cathedral City
183	Riverside	Outside TUMF Zones	Cathedral City
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239	Riverside	Outside TUMF Zones	Cathedral City
240	Riverside	Outside TUMF Zones	Cathedral City
241	Riverside	Outside TUMF Zones	Coachella
242	Riverside	Outside TUMF Zones	Coachella
243	Riverside	Outside TUMF Zones	Coachella
244	Riverside	Outside TUMF Zones	Coachella
245	Riverside	Outside TUMF Zones	Coachella
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328	Riverside	Outside TUMF Zones	Coachella
329	Riverside	Outside TUMF Zones	Coachella
330	Riverside	Outside TUMF Zones	Coachella
331	Riverside	Outside TUMF Zones	Coachella
570	Riverside	Outside TUMF Zones	Desert Hot Springs
571	Riverside	Outside TUMF Zones	Desert Hot Springs
572	Riverside	Outside TUMF Zones	Desert Hot Springs
573	Riverside	Outside TUMF Zones	Desert Hot Springs
574	Riverside	Outside TUMF Zones	Desert Hot Springs
575	Riverside	Outside TUMF Zones	Desert Hot Springs
576	Riverside	Outside TUMF Zones	Desert Hot Springs
577	Riverside	Outside TUMF Zones	Desert Hot Springs
578	Riverside	Outside TUMF Zones	Desert Hot Springs
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580	Riverside	Outside TUMF Zones	Desert Hot Springs
581	Riverside	Outside TUMF Zones	Desert Hot Springs
582	Riverside	Outside TUMF Zones	Desert Hot Springs
583	Riverside	Outside TUMF Zones	Desert Hot Springs
584	Riverside	Outside TUMF Zones	Desert Hot Springs
585	Riverside	Outside TUMF Zones	Desert Hot Springs
586	Riverside	Outside TUMF Zones	Desert Hot Springs
587	Riverside	Outside TUMF Zones	Desert Hot Springs
588	Riverside	Outside TUMF Zones	Desert Hot Springs
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598	Riverside	Outside TUMF Zones	Desert Hot Springs
599	Riverside	Outside TUMF Zones	Desert Hot Springs
601	Riverside	Outside TUMF Zones	Desert Hot Springs
602	Riverside	Outside TUMF Zones	Desert Hot Springs

TAZ	County	WRCOG Zone	City
739	Riverside	Outside TUMF Zones	Indian Wells
740	Riverside	Outside TUMF Zones	Indian Wells
741	Riverside	Outside TUMF Zones	Indian Wells
742	Riverside	Outside TUMF Zones	Indian Wells
743	Riverside	Outside TUMF Zones	Indian Wells
744	Riverside	Outside TUMF Zones	Indian Wells
745	Riverside	Outside TUMF Zones	Indian Wells
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748	Riverside	Outside TUMF Zones	Indian Wells
749	Riverside	Outside TUMF Zones	Indian Wells
750	Riverside	Outside TUMF Zones	Indian Wells
751	Riverside	Outside TUMF Zones	Indian Wells
752	Riverside	Outside TUMF Zones	Indio
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840	Riverside	Outside TUMF Zones	Indio
841	Riverside	Outside TUMF Zones	Indio
954	Riverside	Outside TUMF Zones	La Quinta
955	Riverside	Outside TUMF Zones	La Quinta
956	Riverside	Outside TUMF Zones	La Quinta
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937	Riverside	Outside TUMF Zones	La Quinta
1569	Riverside	Outside TUMF Zones	Palm Desert
1570	Riverside	Outside TUMF Zones	Palm Desert
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1659	Riverside	Outside TUMF Zones	Palm Desert
1660	Riverside	Outside TUMF Zones	Palm Desert

TAZ	County	WRCOG Zone	City
1661	Riverside	Outside TUMF Zones	Palm Desert
1662	Riverside	Outside TUMF Zones	Palm Desert
1663	Riverside	Outside TUMF Zones	Palm Desert
1664	Riverside	Outside TUMF Zones	Palm Desert
1665	Riverside	Outside TUMF Zones	Palm Desert
1666	Riverside	Outside TUMF Zones	Palm Desert
1667	Riverside	Outside TUMF Zones	Palm Desert
1668	Riverside	Outside TUMF Zones	Palm Desert
1669	Riverside	Outside TUMF Zones	Palm Desert
1670	Riverside	Outside TUMF Zones	Palm Desert
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1673	Riverside	Outside TUMF Zones	Palm Desert
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1678	Riverside	Outside TUMF Zones	Palm Desert
1679	Riverside	Outside TUMF Zones	Palm Desert
1680	Riverside	Outside TUMF Zones	Palm Desert
1681	Riverside	Outside TUMF Zones	Palm Desert
1682	Riverside	Outside TUMF Zones	Palm Desert
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1689	Riverside	Outside TUMF Zones	Palm Desert
1690	Riverside	Outside TUMF Zones	Palm Desert
1691	Riverside	Outside TUMF Zones	Palm Desert
1692	Riverside	Outside TUMF Zones	Palm Springs
1693	Riverside	Outside TUMF Zones	Palm Springs
1694	Riverside	Outside TUMF Zones	Palm Springs
1695	Riverside	Outside TUMF Zones	Palm Springs
1696	Riverside	Outside TUMF Zones	Palm Springs
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1699	Riverside	Outside TUMF Zones	Palm Springs
1700	Riverside	Outside TUMF Zones	Palm Springs
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1764	Riverside	Outside TUMF Zones	Palm Springs
1765	Riverside	Outside TUMF Zones	Palm Springs
1766	Riverside	Outside TUMF Zones	Palm Springs
1767	Riverside	Outside TUMF Zones	Palm Springs
1768	Riverside	Outside TUMF Zones	Palm Springs
1769	Riverside	Outside TUMF Zones	Palm Springs
1770	Riverside	Out

EXHIBIT I-1 (continued)
RivCoM TAZ Correspondence by WRCOG TUMF Zones - Outside Riverside County

TAZ	County	WRCOG Zone
3300	Orange	Outside TUMF Zones
3301	Orange	Outside TUMF Zones
3302	Orange	Outside TUMF Zones
3303	Orange	Outside TUMF Zones
3304	Orange	Outside TUMF Zones
3305	Orange	Outside TUMF Zones
3306	Orange	Outside TUMF Zones
3307	Orange	Outside TUMF Zones
3308	Orange	Outside TUMF Zones
3309	Orange	Outside TUMF Zones
3310	Orange	Outside TUMF Zones
3311	Orange	Outside TUMF Zones
3312	Orange	Outside TUMF Zones
3313	Orange	Outside TUMF Zones
3314	Orange	Outside TUMF Zones
3315	Orange	Outside TUMF Zones
3316	Orange	Outside TUMF Zones
3317	Orange	Outside TUMF Zones
3318	Orange	Outside TUMF Zones
3319	Orange	Outside TUMF Zones
3320	Orange	Outside TUMF Zones
3321	Orange	Outside TUMF Zones
3322	Orange	Outside TUMF Zones
3323	Orange	Outside TUMF Zones
3324	Orange	Outside TUMF Zones
3325	Orange	Outside TUMF Zones
3326	Orange	Outside TUMF Zones
3327	Orange	Outside TUMF Zones
3328	Orange	Outside TUMF Zones
3329	Orange	Outside TUMF Zones
3330	Orange	Outside TUMF Zones
3331	Orange	Outside TUMF Zones
3332	Orange	Outside TUMF Zones
3333	Orange	Outside TUMF Zones
3334	Orange	Outside TUMF Zones
3335	Orange	Outside TUMF Zones
3336	Orange	Outside TUMF Zones
3337	Orange	Outside TUMF Zones
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3368	Orange	Outside TUMF Zones
3369	Orange	Outside TUMF Zones

TAZ	County	WRCOG Zone
3384	San Bernardino	Outside TUMF Zones
3385	San Bernardino	Outside TUMF Zones
3386	San Bernardino	Outside TUMF Zones
3387	San Bernardino	Outside TUMF Zones
3388	San Bernardino	Outside TUMF Zones
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3398	San Bernardino	Outside TUMF Zones
3399	San Bernardino	Outside TUMF Zones
3400	San Bernardino	Outside TUMF Zones
3401	San Bernardino	Outside TUMF Zones
3402	San Bernardino	Outside TUMF Zones
3403	San Bernardino	Outside TUMF Zones
3404	San Bernardino	Outside TUMF Zones
3405	San Bernardino	Outside TUMF Zones
3406	San Bernardino	Outside TUMF Zones
3407	San Bernardino	Outside TUMF Zones
3408	San Bernardino	Outside TUMF Zones
3409	San Bernardino	Outside TUMF Zones
3410	San Bernardino	Outside TUMF Zones
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3444	San Bernardino	Outside TUMF Zones
3445	San Bernardino	Outside TUMF Zones
3446	San Bernardino	Outside TUMF Zones
3447	San Bernardino	Outside TUMF Zones
3448	San Bernardino	Outside TUMF Zones
3449	San Bernardino	Outside TUMF Zones
3450	San Bernardino	Outside TUMF Zones
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3452	San Bernardino	Outside TUMF Zones
3453	San Bernardino	Outside TUMF Zones
3454	San Bernardino	Outside TUMF Zones
3455	San Bernardino	Outside TUMF Zones
3456	San Bernardino	Outside TUMF Zones
3457	San Bernardino	Outside TUMF Zones
3458	San Bernardino	Outside TUMF Zones
3459	San Bernardino	Outside TUMF Zones
3460	San Bernardino	Outside TUMF Zones
3461	San Bernardino	Outside TUMF Zones
3462	San Bernardino	Outside TUMF Zones
3463	San Bernardino	Outside TUMF Zones
3464	San Bernardino	Outside TUMF Zones
3465	San Bernardino	Outside TUMF Zones
3466	San Bernardino	Outside TUMF Zones
3467	San Bernardino	Outside TUMF Zones
3468	San Bernardino	Outside TUMF Zones
3469	San Bernardino	Outside TUMF Zones
3470	San Bernardino	Outside TUMF Zones
3471	San Bernardino	Outside TUMF Zones
3472	San Bernardino	Outside TUMF Zones
3473	San Bernardino	Outside TUMF Zones
3474	San Bernardino	Outside TUMF Zones
3475	San Bernardino	Outside TUMF Zones
3476	San Bernardino	Outside TUMF Zones
3477	San Bernardino	Outside TUMF Zones
3478	San Bernardino	Outside TUMF Zones
3479	San Bernardino	Outside TUMF Zones
3480	San Bernardino	Outside TUMF Zones
3481	San Bernardino	Outside TUMF Zones
3482	San Bernardino	Outside TUMF Zones

TAZ	County	WRCOG Zone
3370	San Diego	Outside TUMF Zones
3371	San Diego	Outside TUMF Zones
3372	San Diego	Outside TUMF Zones
3373	San Diego	Outside TUMF Zones
3374	San Diego	Outside TUMF Zones
3375	San Diego	Outside TUMF Zones
3376	San Diego	Outside TUMF Zones
3377	San Diego	Outside TUMF Zones
3378	San Diego	Outside TUMF Zones
3379	San Diego	Outside TUMF Zones
3380	San Diego	Outside TUMF Zones
3381	San Diego	Outside TUMF Zones
3382	San Diego	Outside TUMF Zones
3383	San Diego	Outside TUMF Zones

EXHIBIT I-2 - 2045 AM Peak Period Vehicle Trips by WRCOG Zone*

TO / FROM	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	187,280	10,596	40,037	2,900	24,865	25,446	**291,124**
Hemet/San Jacinto	13,060	93,350	3,815	3,847	7,263	8,090	**129,424**
Northwest	26,655	1,189	333,593	1,239	4,956	86,710	**454,342**
Pass Area	3,663	3,372	2,768	49,166	402	14,458	**73,828**
Southwest	25,061	7,304	14,708	914	298,362	27,954	**374,302**
Outside WRCOG	15,413	3,353	86,546	11,208	14,949		**131,469**
TOTAL	**271,131**	**119,163**	**481,467**	**69,274**	**350,797**	**162,658**	**1,454,490**

* Based on RIVCOM Year 2045 No-Build Scenario, February 2024

EXHIBIT I-3 - 2045 AM Peak Period Percent Vehicle Trips by WRCOG Zone*

TO / FROM	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	64.3%	3.6%	13.8%	1.0%	8.5%	8.7%	**100%**
Hemet/San Jacinto	10.1%	72.1%	2.9%	3.0%	5.6%	6.3%	**100%**
Northwest	5.9%	0.3%	73.4%	0.3%	1.1%	19.1%	**100%**
Pass Area	5.0%	4.6%	3.7%	66.6%	0.5%	19.6%	**100%**
Southwest	6.7%	2.0%	3.9%	0.2%	79.7%	7.5%	**100%**

* Based on RIVCOM Year 2045 No-Build Scenario, February 2024

EXHIBIT I-4 - 2045 PM Peak Period Vehicle Trips by WRCOG Zone*

TO / FROM	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	230,328	12,878	49,743	3,401	30,237	32,112	**358,698**
Hemet/San Jacinto	16,341	115,656	4,833	4,586	8,818	9,988	**160,221**
Northwest	31,923	1,495	409,641	1,448	6,076	109,331	**559,914**
Pass Area	4,405	4,214	3,346	61,219	506	17,876	**91,566**
Southwest	30,752	8,928	18,144	1,062	368,893	34,759	**462,537**
Outside WRCOG	18,495	4,221	106,166	13,282	18,918		**161,080**
TOTAL	**332,244**	**147,391**	**591,872**	**84,997**	**433,447**	**204,065**	**1,794,017**

* Based on RIVCOM Year 2045 No-Build Scenario, February 2024

EXHIBIT I-5 - 2045 PM Peak Period Percent Vehicle Trips by WRCOG Zone*

TO / FROM	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	64.2%	3.6%	13.9%	0.9%	8.4%	9.0%	**100%**
Hemet/San Jacinto	10.2%	72.2%	3.0%	2.9%	5.5%	6.2%	**100%**
Northwest	5.7%	0.3%	73.2%	0.3%	1.1%	19.5%	**100%**
Pass Area	4.8%	4.6%	3.7%	66.9%	0.6%	19.5%	**100%**
Southwest	6.6%	1.9%	3.9%	0.2%	79.8%	7.5%	**100%**

* Based on RIVCOM Year 2045 No-Build Scenario, February 2024

EXHIBIT I-6 - 2045 Off-Peak Period Vehicle Trips by WRCOG Zone*

TO / FROM	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	313,691	17,511	64,577	3,948	39,446	41,718	**480,890**
Hemet/San Jacinto	21,579	162,035	5,659	6,318	10,987	11,533	**218,110**
Northwest	43,461	1,848	565,759	1,528	7,406	160,552	**780,554**
Pass Area	6,068	6,269	4,125	91,253	631	24,354	**132,700**
Southwest	40,442	11,861	22,506	1,132	508,327	40,698	**624,964**
Outside WRCOG	25,307	5,301	145,054	16,534	23,061		**215,257**
TOTAL	**450,546**	**204,825**	**807,679**	**120,712**	**589,859**	**278,854**	**2,452,475**

* Based on RIVCOM Year 2045 No-Build Scenario, February 2024

Table I-7 - 2045 Off-Peak Period Percent Vehicle Trips by WRCOG Zone*

TO / FROM	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	65.2%	3.6%	13.4%	0.8%	8.2%	8.7%	**100%**
Hemet/San Jacinto	9.9%	74.3%	2.6%	2.9%	5.0%	5.3%	**100%**
Northwest	5.6%	0.2%	72.5%	0.2%	0.9%	20.6%	**100%**
Pass Area	4.6%	4.7%	3.1%	68.8%	0.5%	18.4%	**100%**
Southwest	6.5%	1.9%	3.6%	0.2%	81.3%	6.5%	**100%**

* Based on RIVCOM Year 2045 No-Build Scenario, February 2024

EXHIBIT I-8 - 2045 Daily Vehicle Trips by WRCOG Zone*

TO / FROM	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	731,298	40,985	154,356	10,249	94,547	99,276	**1,130,712**
Hemet/San Jacinto	50,980	371,040	14,306	14,750	27,068	29,611	**507,755**
Northwest	102,039	4,532	1,308,993	4,215	18,439	356,593	**1,794,811**
Pass Area	14,136	13,855	10,239	201,638	1,539	56,688	**298,095**
Southwest	96,254	28,093	55,358	3,108	1,175,582	103,410	**1,461,804**
Outside WRCOG	59,214	12,874	337,766	41,024	56,927		**507,806**
TOTAL	**1,053,921**	**471,379**	**1,881,018**	**274,984**	**1,374,103**	**645,578**	**5,700,982**

* Based on RIVCOM Year 2045 No-Build Scenario, February 2024

EXHIBIT I-9 - 2045 Percent Daily Vehicle Trips by WRCOG Zone*

TO / FROM	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	64.7%	3.6%	13.7%	0.9%	8.4%	8.8%	**100%**
Hemet/San Jacinto	10.0%	73.1%	2.8%	2.9%	5.3%	5.8%	**100%**
Northwest	5.7%	0.3%	72.9%	0.2%	1.0%	19.9%	**100%**
Pass Area	4.7%	4.6%	3.4%	67.6%	0.5%	19.0%	**100%**
Southwest	6.6%	1.9%	3.8%	0.2%	80.4%	7.1%	**100%**

* Based on RIVCOM Year 2045 No-Build Scenario, February 2024

Appendix J - Western Riverside County Regional Trip Purpose

On September 27, 2013, California Governor Jerry Brown signed SB 743 into law, fundamentally changing the way that transportation impacts are to be assessed pursuant to the California Environmental Quality Act (CEQA). The new law requires CEQA guidelines to be amended to provide an alternative to Level of Service for evaluating transportation impacts. The intent of the change is to introduce alternate criteria that "promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses." (New Public Resources Code Section 21099(b)(1).) The primary effect of the new law is to establish the use of vehicle miles of travel (VMT) as the preferred basis for measuring traffic impacts, in recognition of the fact that VMT more accurately reflects traffic impacts as it takes into account both the number of trips being made and the distance of those trips. Although CEQA and the specific provision of SB 743 do not generally apply directly to impact fee programs (which are governed by the provision of the Mitigation Fee Act), the reasoning behind SB 743 establishing VMT as the preferred basis for CEQA traffic impact measurement is sound and equally applicable for impact fee nexus determination.

Linking the TUMF to VMT does enable developers to continue to use TUMF participation as demonstration of partial mitigation for their cumulative regional transportation impacts under the new SB 743 requirements. Furthermore, consistent with SB 743, consideration of travel impacts in terms of peak period VMT more accurately reflects the realities of travel behavior as the basis for determining impacts on the regional transportation system by reflecting the peak demands on the system based on the number of trips and the cumulative distance these trips occupy facilities in the system. Variation in trip length for different trip purposes is important to quantify since the impact associated with a trip is not limited to whether a trip occurs or not. A longer distance trip occupies more roadways over a longer period of time (all else being equal), and therefore goes through more intersections and consumes more capacity, thus requiring greater levels of mitigation. As the purpose of the TUMF is to mitigate the cumulative regional traffic impacts of future growth, a VMT based approach to defining the rough proportionality of impacts resulting from various differing types of new development better aligns with this purpose.

RivCoM is the primary analytical toll used to forecast VMT in Riverside County. RivCoM was developed based on the SCAG regional travel demand model, whose underlying model travel characteristics were developed based on national and regional travel behavior surveys, including the U.S. Census and the California Household Travel Survey. The methodology for using travel demand models, including RivCoM, as the basis for calculating and measuring VMT is consistent with NEPA and CEQA guidance, and accepted transportation planning practice.

The RivCoM model produces person-trips (irrespective of mode choice) on the basis of five trip purposes including home-based-work (HBW), home-based-other (HBO), home-based-school (HBS), home-based-university (HBU), and non-home based (NHB). Peak period, off-peak period and daily vehicle trips and VMT are derived from the person-trip productions based on mode choice assignments and differing trip length

characteristics embedded on the model parameters. Daily VMT results were aggregated into home-based VMT and non-home-based VMT for each scenario to represent the level of travel demand and impact on the transportation system attributable to each trip purpose.

The attribution of VMT associated with home-based trip purposes to residential land uses and non-home-based trips to non-residential land uses is consistent with the provisions of NCHRP Report #187 Quick Response Urban Travel Estimation Techniques and Transferable Parameters User's Guide (Transportation Research Board, 1978), a widely-referenced source for travel estimation techniques used for travel demand modeling. Chapter 2 of this report, which details trip generation estimation, states that "HBW (Home Based Work) and HBNW (Home Based Non Work) trips are generated at the households, whereas the NHB (Non-Home Based) trips are generated elsewhere." Consistent with NCHRP Report #187, aggregating person trip productions and associated VMT into home-based (combining home-based-work, home-based-other and home-based-school) and non-home-based (combining work-based-other, and other-based-other) represents an appropriate way to allocate trip generation and associated impacts between residential and non-residential land uses for the purpose of estimating the rough proportionality of the TUMF fee.

Exhibits J-1 through **J-36** of this Appendix include the RivCoM model data aggregated for peak period, off-peak period and daily person VMT for each trip purpose between the respective TUMF zones, and for both model year scenarios. The growth in daily VMT for each trip purpose was calculated as the difference between the daily VMT in the 2018 Existing scenario and the daily VMT in the 2045 No Build scenario. The growth in home-based daily VMT represents 77.7% of the total growth in daily VMT, and the growth in non-home-based daily VMT represents 22.3% of the total growth in daily VMT, as shown in **Table 5.4.** The relative share of the growth in daily VMT summarized in **Table 5.4** provides the basis for estimating the rough proportionality of the TUMF network impacts and related mitigation costs (and associated fees) attributable to new residential and non-residential development, respectively.

EXHIBIT J-1
VMT BY WRCOG TUMF ZONE
TOTAL PEAK PERIOD TRIPS FOR ALL PURPOSES - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	1,084,569	176,144	919,950	98,767	494,843	1,672,280	**4,446,553**
Hemet/San Jacinto	202,282	474,270	189,620	93,211	207,871	736,736	**1,903,990**
Northwest	471,239	62,909	3,082,883	69,489	235,185	3,500,199	**7,421,903**
Pass Area	86,956	66,611	120,609	230,246	31,017	531,753	**1,067,192**
Southwest	474,113	188,640	635,435	61,535	1,822,831	2,240,495	**5,423,048**
Outside WRCOG	833,664	293,941	3,584,150	403,303	1,245,556	129,717,014	**136,077,627**
TOTAL	**3,152,824**	**1,262,514**	**8,532,646**	**956,551**	**4,037,302**	**138,398,477**	**156,340,314**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-2
VMT BY WRCOG TUMF ZONE
PEAK PERIOD HOME-BASED-WORK TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	165,241	58,992	411,439	65,622	197,893	1,220,777	**2,119,965**
Hemet/San Jacinto	70,807	53,805	128,758	48,898	103,290	567,394	**972,951**
Northwest	143,340	37,259	674,676	53,185	136,185	1,920,635	**2,965,279**
Pass Area	25,983	15,665	65,646	34,287	18,981	304,632	**465,194**
Southwest	165,236	76,537	376,007	49,330	410,382	1,721,102	**2,798,594**
Outside WRCOG	420,948	169,433	1,777,239	260,161	753,400	45,139,830	**48,521,011**
TOTAL	**991,555**	**411,691**	**3,433,764**	**511,483**	**1,620,131**	**50,874,369**	**57,842,994**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-3
VMT BY WRCOG TUMF ZONE
PEAK PERIOD HOME-BASED-OTHER TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	673,880	84,730	364,070	26,370	227,784	361,436	**1,738,269**
Hemet/San Jacinto	100,994	306,411	50,898	33,509	84,214	146,284	**722,311**
Northwest	239,023	20,386	1,679,367	13,441	81,648	1,178,130	**3,211,995**
Pass Area	45,133	33,006	42,321	129,128	10,013	167,567	**427,168**
Southwest	234,369	82,255	197,098	10,679	1,016,873	402,898	**1,944,172**
Outside WRCOG	326,013	98,751	1,241,409	108,093	389,492	54,404,000	**56,567,758**
TOTAL	**1,619,412**	**625,538**	**3,575,162**	**321,221**	**1,810,024**	**56,660,315**	**64,611,673**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-4
VMT BY WRCOG TUMF ZONE
PEAK PERIOD HOME-BASED-SCHOOL TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	110,735	3,642	21,950	387	16,486	6,055	**159,255**
Hemet/San Jacinto	8,004	43,231	162	666	2,726	70	**54,859**
Northwest	20,225	79	221,291	28	2,091	56,821	**300,535**
Pass Area	1,326	1,697	103	16,564	7	4,939	**24,635**
Southwest	19,735	3,035	4,593	7	138,861	1,084	**167,315**
Outside WRCOG	6,136	402	60,940	5,117	10,948	5,978,607	**6,062,150**
TOTAL	**166,161**	**52,086**	**309,039**	**22,769**	**171,120**	**6,047,576**	**6,768,750**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-5
VMT BY WRCOG TUMF ZONE
PEAK PERIOD NON-HOME-BASED TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	116,617	17,407	82,092	6,004	49,146	58,568	**329,833**
Hemet/San Jacinto	20,422	60,529	6,881	9,918	17,117	18,684	**133,551**
Northwest	61,455	2,779	414,635	2,683	14,253	282,505	**778,310**
Pass Area	12,768	11,566	8,715	49,680	1,935	47,061	**131,725**
Southwest	40,694	13,037	27,856	1,225	237,362	49,558	**369,732**
Outside WRCOG	65,953	13,263	341,047	28,498	87,982	22,327,971	**22,864,713**
TOTAL	**317,908**	**118,582**	**881,227**	**98,008**	**407,795**	**22,784,346**	**24,607,865**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-6
VMT BY WRCOG TUMF ZONE
PEAK PERIOD HOME-BASED-UNIVERSITY TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	18,096	11,373	40,399	384	3,534	25,445	**99,231**
Hemet/San Jacinto	2,056	10,293	2,922	220	523	4,304	**20,318**
Northwest	7,195	2,406	92,914	152	1,007	62,109	**165,784**
Pass Area	1,747	4,677	3,824	587	80	7,554	**18,470**
Southwest	14,080	13,775	29,881	293	19,353	65,853	**143,236**
Outside WRCOG	14,614	12,092	163,514	1,433	3,734	1,866,606	**2,061,994**
TOTAL	**57,788**	**54,616**	**333,455**	**3,070**	**28,232**	**2,031,871**	**2,509,032**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-7
VMT BY WRCOG TUMF ZONE
TOTAL OFF PEAK TRIPS FOR ALL PURPOSES - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	801,662	128,869	640,224	56,860	339,965	988,339	**2,955,918**
Hemet/San Jacinto	140,692	363,274	109,533	65,159	132,656	415,778	**1,227,093**
Northwest	340,558	37,798	2,341,566	37,213	141,992	2,394,837	**5,293,964**
Pass Area	67,550	54,436	80,501	191,165	19,798	353,246	**766,697**
Southwest	330,176	130,997	414,647	31,788	1,358,749	1,284,306	**3,550,663**
Outside WRCOG	569,970	187,134	2,517,328	247,784	764,704	97,045,358	**101,332,277**
TOTAL	**2,250,608**	**902,509**	**6,103,800**	**629,968**	**2,757,864**	**102,481,863**	**115,126,612**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-8
VMT BY WRCOG TUMF ZONE
OFF PEAK HOME-BASED-WORK TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	64,053	23,015	164,150	25,429	78,516	519,620	**874,784**
Hemet/San Jacinto	27,710	20,523	51,954	19,949	40,698	244,713	**405,547**
Northwest	57,811	15,473	261,251	21,801	56,354	811,368	**1,224,059**
Pass Area	10,592	6,429	27,063	12,994	8,220	128,530	**193,828**
Southwest	65,794	29,706	153,862	20,870	157,689	724,854	**1,152,774**
Outside WRCOG	187,105	76,293	763,815	115,048	322,353	17,962,924	**19,427,539**
TOTAL	**413,065**	**171,439**	**1,422,095**	**216,091**	**663,831**	**20,392,010**	**23,278,531**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-9
VMT BY WRCOG TUMF ZONE
OFF PEAK HOME-BASED-OTHER TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	518,247	66,043	291,090	21,528	180,073	324,734	**1,401,715**
Hemet/San Jacinto	77,692	230,275	41,945	28,302	64,944	130,834	**573,991**
Northwest	181,766	15,629	1,296,905	11,001	63,383	1,010,885	**2,579,569**
Pass Area	35,416	25,064	34,290	99,409	8,287	138,571	**341,037**
Southwest	181,290	62,892	165,057	8,746	793,860	357,826	**1,569,671**
Outside WRCOG	262,051	76,387	1,010,627	87,034	296,373	42,030,568	**43,763,040**
TOTAL	**1,256,461**	**476,289**	**2,839,914**	**256,020**	**1,406,920**	**43,993,419**	**50,229,023**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-10
VMT BY WRCOG TUMF ZONE
OFF PEAK HOME-BASED-SCHOOL TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	29,899	1,018	5,963	112	4,495	1,879	**43,367**
Hemet/San Jacinto	2,171	11,723	46	212	743	22	**14,915**
Northwest	5,315	22	59,984	8	572	16,387	**82,287**
Pass Area	367	460	31	4,489	2	1,358	**6,707**
Southwest	5,242	828	1,239	2	37,812	304	**45,428**
Outside WRCOG	1,679	106	16,999	1,337	2,522	1,608,845	**1,631,488**
TOTAL	**44,671**	**14,158**	**84,261**	**6,159**	**46,147**	**1,628,796**	**1,824,191**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-11
VMT BY WRCOG TUMF ZONE
OFF PEAK NON-HOME-BASED TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	171,868	26,165	127,774	9,573	74,861	103,539	**513,780**
Hemet/San Jacinto	31,023	89,467	11,465	16,561	25,978	33,500	**207,994**
Northwest	88,808	4,136	620,263	4,317	21,165	472,709	**1,211,397**
Pass Area	19,327	17,223	13,991	73,960	3,239	74,839	**202,580**
Southwest	61,789	19,268	45,891	1,951	356,701	84,988	**570,589**
Outside WRCOG	103,831	20,636	536,313	43,581	141,283	33,374,718	**34,220,361**
TOTAL	**476,647**	**176,895**	**1,355,697**	**149,943**	**623,228**	**34,144,292**	**36,926,701**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-12
VMT BY WRCOG TUMF ZONE
OFF PEAK HOME-BASED-UNIVERSITY TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	17,594	12,628	51,247	218	2,019	38,566	**122,272**
Hemet/San Jacinto	2,097	11,286	4,124	136	292	6,709	**24,645**
Northwest	6,858	2,539	103,163	86	517	83,488	**196,652**
Pass Area	1,849	5,259	5,127	313	49	9,947	**22,544**
Southwest	16,062	18,302	48,598	219	12,688	116,334	**212,202**
Outside WRCOG	15,304	13,712	189,575	784	2,172	2,068,303	**2,289,850**
TOTAL	**59,764**	**63,727**	**401,834**	**1,755**	**17,738**	**2,323,347**	**2,868,164**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-13
VMT BY WRCOG TUMF ZONE
TOTAL DAILY TRIPS FOR ALL PURPOSES - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	1,886,231	305,013	1,560,174	155,627	834,808	2,660,619	**7,402,471**
Hemet/San Jacinto	342,975	837,544	299,154	158,370	340,527	1,152,514	**3,131,082**
Northwest	811,797	100,707	5,424,449	106,702	377,177	5,895,035	**12,715,867**
Pass Area	154,507	121,047	201,110	421,411	50,814	884,999	**1,833,889**
Southwest	804,289	319,636	1,050,082	93,323	3,181,580	3,524,801	**8,973,711**
Outside WRCOG	1,403,634	481,075	6,101,478	651,086	2,010,260	226,762,371	**237,409,905**
TOTAL	**5,403,432**	**2,165,023**	**14,636,446**	**1,586,519**	**6,795,166**	**240,880,340**	**271,466,925**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-14
VMT BY WRCOG TUMF ZONE
DAILY HOME-BASED-WORK TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	229,295	82,007	575,590	91,051	276,409	1,740,397	**2,994,749**
Hemet/San Jacinto	98,516	74,328	180,712	68,847	143,988	812,107	**1,378,498**
Northwest	201,151	52,731	935,927	74,986	192,540	2,732,003	**4,189,337**
Pass Area	36,574	22,095	92,709	47,281	27,201	433,163	**659,022**
Southwest	231,030	106,243	529,869	70,200	568,071	2,445,955	**3,951,368**
Outside WRCOG	608,054	245,727	2,541,054	375,209	1,075,753	63,102,754	**67,948,550**
TOTAL	**1,404,620**	**583,131**	**4,855,859**	**727,574**	**2,283,962**	**71,266,379**	**81,121,525**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-15
VMT BY WRCOG TUMF ZONE
DAILY HOME-BASED-OTHER TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	1,192,127	150,772	655,160	47,898	407,857	686,170	**3,139,984**
Hemet/San Jacinto	178,686	536,686	92,843	61,811	149,158	277,118	**1,296,302**
Northwest	420,789	36,015	2,976,272	24,442	145,031	2,189,015	**5,791,564**
Pass Area	80,549	58,070	76,610	228,537	18,300	306,138	**768,205**
Southwest	415,659	145,147	362,155	19,425	1,810,733	760,724	**3,513,843**
Outside WRCOG	588,064	175,138	2,252,036	195,127	685,865	96,434,568	**100,330,798**
TOTAL	**2,875,873**	**1,101,828**	**6,415,076**	**577,241**	**3,216,945**	**100,653,734**	**114,840,696**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-16
VMT BY WRCOG TUMF ZONE
DAILY HOME-BASED-SCHOOL TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	140,634	4,660	27,913	499	20,981	7,934	**202,622**
Hemet/San Jacinto	10,175	54,954	207	877	3,469	92	**69,775**
Northwest	25,540	101	281,274	36	2,663	73,208	**382,822**
Pass Area	1,692	2,157	134	21,053	9	6,297	**31,343**
Southwest	24,977	3,864	5,832	9	176,673	1,388	**212,743**
Outside WRCOG	7,814	508	77,939	6,454	13,470	7,587,452	**7,693,638**
TOTAL	**210,832**	**66,244**	**393,299**	**28,928**	**217,266**	**7,676,372**	**8,592,941**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-17
VMT BY WRCOG TUMF ZONE
DAILY NON-HOME-BASED TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	288,485	43,572	209,866	15,577	124,008	162,106	**843,613**
Hemet/San Jacinto	51,445	149,996	18,346	26,479	43,095	52,184	**341,544**
Northwest	150,263	6,915	1,034,898	7,000	35,418	755,213	**1,989,708**
Pass Area	32,095	28,790	22,706	123,641	5,174	121,900	**334,305**
Southwest	102,482	32,305	73,748	3,176	594,063	134,546	**940,320**
Outside WRCOG	169,784	33,899	877,360	72,079	229,264	55,702,689	**57,085,075**
TOTAL	**794,554**	**295,477**	**2,236,924**	**247,951**	**1,031,023**	**56,928,638**	**61,534,566**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-18
VMT BY WRCOG TUMF ZONE
DAILY HOME-BASED-UNIVERSITY TRIPS ONLY - 2018 EXISTING

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	35,690	24,001	91,646	601	5,553	64,011	**221,503**
Hemet/San Jacinto	4,153	21,580	7,046	356	815	11,012	**44,963**
Northwest	14,054	4,945	196,077	238	1,525	145,596	**362,435**
Pass Area	3,596	9,936	8,951	900	129	17,502	**41,014**
Southwest	30,142	32,078	78,478	512	32,040	182,188	**355,438**
Outside WRCOG	29,918	25,804	353,089	2,217	5,906	3,934,909	**4,351,844**
TOTAL	**117,553**	**118,344**	**735,288**	**4,825**	**45,970**	**4,355,218**	**5,377,197**

Based on RivCOM Year 2018 Existing Scenario, November 2023

EXHIBIT J-19
VMT BY WRCOG TUMF ZONE
TOTAL PEAK PERIOD TRIPS FOR ALL PURPOSES - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	1,799,333	331,707	1,246,839	150,237	725,077	2,074,041	**6,327,234**
Hemet/San Jacinto	419,876	828,755	285,137	155,667	345,759	1,006,889	**3,042,083**
Northwest	719,180	87,427	3,652,429	90,736	283,636	3,816,550	**8,649,959**
Pass Area	166,143	123,928	189,122	408,274	39,950	805,993	**1,733,411**
Southwest	823,445	350,410	894,926	84,115	3,062,054	3,170,545	**8,385,495**
Outside WRCOG	1,208,763	420,070	4,001,373	598,622	1,482,553	151,663,404	**159,374,786**
TOTAL	**5,136,740**	**2,142,297**	**10,269,827**	**1,487,652**	**5,939,029**	**162,537,422**	**187,512,968**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-20
VMT BY WRCOG TUMF ZONE
PEAK PERIOD HOME-BASED-WORK TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	373,364	119,251	639,446	100,864	284,454	1,576,209	**3,093,588**
Hemet/San Jacinto	172,286	134,504	208,376	88,310	169,783	827,421	**1,600,680**
Northwest	244,964	48,849	905,169	66,860	143,376	2,007,531	**3,416,748**
Pass Area	69,297	34,601	118,258	72,874	25,101	465,215	**785,345**
Southwest	346,327	152,164	600,641	69,322	654,211	2,572,563	**4,395,228**
Outside WRCOG	627,554	220,846	2,057,129	369,322	678,800	52,699,890	**56,653,540**
TOTAL	**1,833,791**	**710,214**	**4,529,019**	**767,551**	**1,955,725**	**60,148,829**	**69,945,130**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-21
VMT BY WRCOG TUMF ZONE
PEAK PERIOD HOME-BASED-OTHER TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	1,062,642	154,854	432,156	38,451	340,614	392,364	**2,421,080**
Hemet/San Jacinto	190,962	506,337	65,022	49,916	143,277	154,174	**1,109,688**
Northwest	352,592	31,203	1,941,227	19,896	116,947	1,347,877	**3,809,741**
Pass Area	73,295	60,143	56,197	230,606	12,927	245,844	**679,013**
Southwest	365,033	139,169	213,955	13,093	1,806,167	430,821	**2,968,236**
Outside WRCOG	473,253	165,371	1,354,389	176,377	669,783	64,072,996	**66,912,168**
TOTAL	**2,517,777**	**1,057,076**	**4,062,946**	**528,338**	**3,089,715**	**66,644,076**	**77,899,927**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-22
VMT BY WRCOG TUMF ZONE
PEAK PERIOD HOME-BASED-SCHOOL TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	136,895	5,994	23,940	484	20,215	6,298	**193,827**
Hemet/San Jacinto	13,675	57,088	301	975	4,113	107	**76,259**
Northwest	23,198	110	237,602	33	2,279	66,566	**329,788**
Pass Area	1,880	2,406	139	26,717	7	9,600	**40,749**
Southwest	24,598	3,842	4,731	7	228,422	1,295	**262,895**
Outside WRCOG	6,723	624	64,150	5,947	16,481	6,271,751	**6,365,676**
TOTAL	**206,969**	**70,065**	**330,863**	**34,163**	**271,517**	**6,355,617**	**7,269,194**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-23
VMT BY WRCOG TUMF ZONE
PEAK PERIOD NON-HOME-BASED TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	202,038	35,728	103,488	10,029	74,959	74,079	**500,322**
Hemet/San Jacinto	40,465	115,618	8,342	16,222	27,829	20,983	**229,458**
Northwest	89,752	4,817	459,879	3,793	19,949	335,223	**913,414**
Pass Area	19,244	20,136	9,751	77,216	1,839	73,705	**201,892**
Southwest	63,376	22,555	29,308	1,251	322,054	43,941	**482,484**
Outside WRCOG	88,138	21,358	372,582	45,519	113,947	26,519,796	**27,161,341**
TOTAL	**503,012**	**220,212**	**983,351**	**154,031**	**560,578**	**27,067,727**	**29,488,911**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-24
VMT BY WRCOG TUMF ZONE
PEAK PERIOD HOME-BASED-UNIVERSITY TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	24,394	15,880	47,809	408	4,835	25,090	**118,417**
Hemet/San Jacinto	2,488	15,208	3,096	245	757	4,204	**25,998**
Northwest	8,674	2,448	108,552	155	1,085	59,353	**180,268**
Pass Area	2,428	6,642	4,777	861	76	11,629	**26,412**
Southwest	24,112	32,680	46,293	442	51,199	121,926	**276,652**
Outside WRCOG	13,096	11,872	153,123	1,456	3,543	2,098,971	**2,282,060**
TOTAL	**75,191**	**84,731**	**363,649**	**3,568**	**61,494**	**2,321,174**	**2,909,807**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-25
VMT BY WRCOG TUMF ZONE
TOTAL OFF PEAK TRIPS FOR ALL PURPOSES - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	1,318,612	243,507	855,399	90,116	512,253	1,362,381	**4,382,268**
Hemet/San Jacinto	307,848	620,261	182,200	112,414	232,480	632,480	**2,087,683**
Northwest	514,466	58,795	2,686,245	50,935	187,731	2,945,148	**6,443,318**
Pass Area	125,325	101,371	126,342	322,595	27,752	586,766	**1,290,151**
Southwest	594,702	254,789	612,135	48,790	2,229,187	1,999,442	**5,739,044**
Outside WRCOG	857,986	292,176	2,897,700	380,089	960,617	114,223,362	**119,611,929**
TOTAL	**3,718,939**	**1,570,899**	**7,360,021**	**1,004,939**	**4,150,019**	**121,749,579**	**139,554,395**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-26
VMT BY WRCOG TUMF ZONE
OFF PEAK HOME-BASED-WORK TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	139,109	48,317	252,879	40,263	116,636	745,260	**1,342,464**
Hemet/San Jacinto	68,574	47,643	92,129	35,673	67,839	402,851	**714,710**
Northwest	98,150	23,283	337,214	28,227	65,852	940,673	**1,493,399**
Pass Area	28,513	15,183	50,763	26,317	12,905	221,065	**354,746**
Southwest	143,010	60,883	254,955	32,890	244,955	1,155,616	**1,892,308**
Outside WRCOG	302,064	116,183	938,244	166,464	326,211	21,226,888	**23,076,054**
TOTAL	**779,420**	**311,492**	**1,926,184**	**329,834**	**834,398**	**24,692,353**	**28,873,681**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-27
VMT BY WRCOG TUMF ZONE
OFF PEAK HOME-BASED-OTHER TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	817,753	121,802	362,911	33,093	271,714	415,042	**2,022,315**
Hemet/San Jacinto	161,868	374,441	65,747	46,266	116,874	172,568	**937,763**
Northwest	270,238	25,096	1,486,279	16,476	90,978	1,281,165	**3,170,231**
Pass Area	61,546	47,031	50,231	174,731	11,410	223,207	**568,155**
Southwest	303,367	111,492	202,017	12,889	1,405,767	465,133	**2,500,666**
Outside WRCOG	387,066	126,440	1,130,769	140,486	452,722	49,373,980	**51,611,462**
TOTAL	**2,001,838**	**806,301**	**3,297,953**	**423,940**	**2,349,465**	**51,931,094**	**60,810,592**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-28
VMT BY WRCOG TUMF ZONE
OFF PEAK HOME-BASED-SCHOOL TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	37,552	1,684	7,015	142	5,504	2,210	**54,106**
Hemet/San Jacinto	4,077	15,458	110	341	1,168	42	**21,196**
Northwest	6,276	32	64,909	10	605	20,422	**92,254**
Pass Area	563	684	47	7,234	2	2,659	**11,190**
Southwest	6,927	1,090	1,449	3	62,653	584	**72,705**
Outside WRCOG	2,040	166	19,074	1,704	3,185	1,683,458	**1,709,627**
TOTAL	**57,435**	**19,114**	**92,604**	**9,433**	**73,117**	**1,709,376**	**1,961,079**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-29
VMT BY WRCOG TUMF ZONE
OFF PEAK NON-HOME-BASED TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	299,738	55,092	169,871	16,381	115,948	153,204	**810,234**
Hemet/San Jacinto	70,174	166,706	18,278	29,966	46,159	47,597	**378,880**
Northwest	131,414	7,633	681,134	6,136	29,764	610,663	**1,466,744**
Pass Area	31,940	31,225	18,232	113,898	3,385	123,898	**322,577**
Southwest	104,433	36,376	55,746	2,580	484,258	98,486	**781,879**
Outside WRCOG	151,333	34,517	620,329	70,600	176,455	39,604,640	**40,657,873**
TOTAL	**789,032**	**331,549**	**1,563,590**	**239,561**	**855,969**	**40,638,488**	**44,418,188**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-30
VMT BY WRCOG TUMF ZONE
OFF PEAK HOME-BASED-UNIVERSITY TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	24,461	16,612	62,722	237	2,451	46,666	**153,148**
Hemet/San Jacinto	3,155	16,013	5,936	169	440	9,422	**35,134**
Northwest	8,389	2,752	116,708	85	532	92,226	**220,691**
Pass Area	2,763	7,248	7,069	416	50	15,937	**33,483**
Southwest	36,965	44,949	97,968	427	31,554	279,623	**491,486**
Outside WRCOG	15,482	14,869	189,285	835	2,045	2,334,396	**2,556,912**
TOTAL	**91,214**	**102,442**	**479,690**	**2,170**	**37,070**	**2,778,268**	**3,490,855**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-31
VMT BY WRCOG TUMF ZONE
TOTAL DAILY TRIPS FOR ALL PURPOSES - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	3,117,946	575,214	2,102,238	240,353	1,237,329	3,436,422	**10,709,502**
Hemet/San Jacinto	727,723	1,449,016	467,337	268,082	578,239	1,639,369	**5,129,767**
Northwest	1,233,645	146,222	6,338,674	141,671	471,367	6,761,699	**15,093,278**
Pass Area	291,468	225,299	315,464	730,869	67,702	1,392,759	**3,023,562**
Southwest	1,418,147	605,199	1,507,061	132,904	5,291,241	5,169,987	**14,124,539**
Outside WRCOG	2,066,749	712,246	6,899,073	978,711	2,443,170	265,886,766	**278,986,715**
TOTAL	**8,855,679**	**3,713,196**	**17,629,848**	**2,492,590**	**10,089,048**	**284,287,001**	**327,067,363**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-32
VMT BY WRCOG TUMF ZONE
DAILY HOME-BASED-WORK TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	512,473	167,568	892,325	141,127	401,091	2,321,469	**4,436,052**
Hemet/San Jacinto	240,860	182,148	300,505	123,983	237,623	1,230,272	**2,315,390**
Northwest	343,114	72,132	1,242,383	95,087	209,228	2,948,204	**4,910,147**
Pass Area	97,810	49,784	169,021	99,191	38,005	686,279	**1,140,090**
Southwest	489,337	213,047	855,596	102,212	899,166	3,728,179	**6,287,536**
Outside WRCOG	929,618	337,029	2,995,373	535,786	1,005,010	73,926,778	**79,729,594**
TOTAL	**2,613,211**	**1,021,707**	**6,455,203**	**1,097,385**	**2,790,123**	**84,841,182**	**98,818,811**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-33
VMT BY WRCOG TUMF ZONE
DAILY HOME-BASED-OTHER TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	1,880,395	276,656	795,067	71,544	612,328	807,406	**4,443,395**
Hemet/San Jacinto	352,830	880,778	130,769	96,181	260,151	326,742	**2,047,451**
Northwest	622,829	56,299	3,427,506	36,372	207,925	2,629,041	**6,979,972**
Pass Area	134,842	107,173	106,427	405,337	24,337	469,052	**1,247,168**
Southwest	668,400	250,661	415,972	25,982	3,211,934	895,954	**5,468,902**
Outside WRCOG	860,319	291,810	2,485,158	316,863	1,122,505	113,446,976	**118,523,630**
TOTAL	**4,519,614**	**1,863,377**	**7,360,898**	**952,278**	**5,439,180**	**118,575,170**	**138,710,519**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-34
VMT BY WRCOG TUMF ZONE
DAILY HOME-BASED-SCHOOL TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	174,447	7,678	30,955	627	25,718	8,507	**247,933**
Hemet/San Jacinto	17,752	72,546	411	1,316	5,281	149	**97,455**
Northwest	29,474	142	302,511	43	2,884	86,988	**422,042**
Pass Area	2,443	3,091	186	33,950	9	12,260	**51,939**
Southwest	31,524	4,932	6,180	10	291,076	1,879	**335,600**
Outside WRCOG	8,764	790	83,223	7,651	19,666	7,955,209	**8,075,303**
TOTAL	**264,404**	**89,179**	**423,467**	**43,596**	**344,634**	**8,064,992**	**9,230,272**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-35
VMT BY WRCOG TUMF ZONE
DAILY NON-HOME-BASED TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	501,776	90,820	273,360	26,410	190,907	227,284	**1,310,557**
Hemet/San Jacinto	110,639	282,324	26,620	46,188	73,988	68,580	**608,338**
Northwest	221,166	12,450	1,141,014	9,929	49,713	945,886	**2,380,158**
Pass Area	51,183	51,361	27,984	191,114	5,224	197,603	**524,469**
Southwest	167,809	58,931	85,053	3,831	806,312	142,426	**1,264,363**
Outside WRCOG	239,471	55,876	992,911	116,119	290,402	66,124,436	**67,819,215**
TOTAL	**1,292,044**	**551,761**	**2,546,941**	**393,592**	**1,416,547**	**67,706,215**	**73,907,099**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

EXHIBIT J-36
VMT BY WRCOG TUMF ZONE
DAILY HOME-BASED-UNIVERSITY TRIPS ONLY - 2045 NO BUILD

To / From	Central	Hemet/San Jacinto	Northwest	Pass Area	Southwest	Outside WRCOG	TOTAL
Central	48,855	32,492	110,531	645	7,286	71,756	**271,565**
Hemet/San Jacinto	5,642	31,221	9,033	414	1,197	13,626	**61,132**
Northwest	17,063	5,200	225,260	240	1,617	151,579	**400,959**
Pass Area	5,191	13,890	11,846	1,278	126	27,566	**59,896**
Southwest	61,077	77,629	144,261	870	82,752	401,549	**768,138**
Outside WRCOG	28,578	26,741	342,408	2,292	5,587	4,433,366	**4,838,972**
TOTAL	**166,406**	**187,172**	**843,339**	**5,738**	**98,564**	**5,099,442**	**6,400,662**

Based on RivCOM Year 2045 No-Build Scenario, November 2023

Appendix K - Residential Fee Calculation

In general, the fee for the TUMF program is calculated based on the following formula:

$$\frac{\text{Unit Cost Assumptions} \times \text{Recommended Network Improvements}}{\text{Change in Residential and Non-Residential Development}} = \textbf{TUMF}$$

Applying this formula, Unit Cost Assumptions for the various eligible TUMF project types are used to estimate the overall cost to improve the TUMF Network as described in the TUMF Nexus Study. The resultant network improvement cost is then divided proportionally between various residential and non-residential development categories such that each new development type contributes its 'fair share' to the program. Any change in one formula variable has a related impact on the overall TUMF fee, although it is important to note that the resultant impact to the overall fee is not necessarily directly proportional to the formula variable change due to the intricacies of the fee calculation.

The residential fee was calculated by multiplying the estimated TUMF Network improvements cost attributable to mitigating the cumulative regional impacts of new development (**Section 4.0**) by the proportion of all regional trips that are generated by residential land uses (**Section 5.3**), and dividing this number by the projected increase in residential units between 2018 and 2045 (**Table 2.3**).

To account for the difference in trip generation rates between single-family residential units and multi-family residential units, the fee value was normalized for each of these housing types by first multiplying the proposed growth in households between 2018 and 2045 by the existing proportional share of each household type, and then multiplying the resultant values by the respective trip generation rate as published in the Institute of Traffic Engineers Trip Generation Manual, Eleventh Edition, 2021. The respective uniform fee values are presented in **Section 6.1**. **Exhibit K-1** details the calculation of the uniform single-family and multi-family residential fees (and non-residential fees).

On September 28, 2021, California Governor Gavin Newsome signed Assembly Bill 602 (AB 602) approving several changes to the Mitigation Fee Act, including the additional of §66016.5 to the California Government Code (CGC). §66016.5(a)(5)(A) states "A nexus study adopted after July 1, 2022, shall calculate a fee imposed on a housing development project proportionately to the square footage of proposed units of the development…." unless certain findings are made. These findings include:

"(i) An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
(ii) An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.

(iii) That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees."

To address these provisions of AB 602, WRCOG analyzed the trip generation characteristics of both single-family and multi-family housing units of various sizes to determine whether there was a variation in trip generation rates based on housing unit size substantiating that TUMF should be imposed based on the square footage of the respective housing type. The findings of the analyses for single-family and multi-family, respectively, were summarized in technical memoranda that are included as **Exhibit K-2** for single-family residential units, and **Exhibit K-3** for multi-family residential units.

The findings of the analysis of single-family residential units, as presented in **Exhibit K-2**, indicates that the trip generation rates for these units do vary by housing size, especially for units of 2,500 square feet or less. The findings also noted that variations in trip generation characteristics tended to be more closely correlated to total household population, number of children and number of workers.

Figure 9 in **Exhibit K-2** illustrates Daily Vehicle Trips per Median Square Footage for Single-Family housing units. The figure generally reflects a linear increase in trip generation rate as housing size increases until the unit size reaches between 2,500 and 2,900 square feet, after which the trip generation rate stabilizes at approximately 10 to 12 trips per day. The figure also indicates some clustering of trip generation rates for housing units below 1,800 square feet, and similarly for housing units between 1,800 and 2,300 square feet. Based on these findings, WRCOG has determined that the fee for single-family residential units should be adjusted in four tiers to correlate to the trip generation characteristics associated with various ranges of single-family housing sizes to demonstrate compliance with AB 602.

To develop these tiers, WRCOG reviewed all single-family permits for which TUMF was assessed in the 2022/2023 Fiscal Year, which totaled 3,875 permits. These permit data indicated the square footage for these units ranged from 900 square feet to over 10,000 square feet with the majority of the units being between 1,800 square feet and 3,000 square feet. According to these data, the average square footage of these units was 2,300 square feet. WRCOG then examined the permit distribution to determine how units of various sizes should be grouped for the purposes of assessing TUMF to account for variations in the trip generation rates for single-family residential units of different sizes. An analysis of the different home sizes determined that it would be reasonable to stratify the home sizes into four tiers as presented in **Table K.1**. As indicated in **Table K.1**, approximately ½ of all single-family permits fall into Tier 1 and Tier 2 while the remaining ½ fall into Tier 3 and Tier 4.

Table K.1 – Single-Family Residential Unit Size Distribution in Western Riverside County
(based on FY 2022/2023 Single-Family Residential Unit Permits Issued in Western Riverside County)

Home Size Range (square feet)	Number of Permits	Percentage of Permits
Less than or equal to 1,800	451	12%
1,801 to 2,300	1,409	36%
2,301 to 2,700	1,121	29%
More than 2,700	894	23%
Total	**3,875**	**100%**

The tiers reflecting the adjustments to the standard uniform single-family residential fee per dwelling unit (as calculated in **Table 6.1**) for differing ranges of single-family unit sizes are summarized in **Table K.2**. Consistent with §66016.5(a)(5)(A), the adjustments to the standard single-family residential fee for each tier is roughly proportional to the relative trip generation rates for the units of varying sizes described in each tier. Furthermore, the assessment of the single-family residential fee at the adjusted levels would result in a roughly proportional fee collection for all single-family residential units compared to the assessment of a standard uniform fee across all single-family residential units. This ensures that new single-family residential units continue to contribute their fair share towards the cost of mitigating the cumulative regional impact of new development on the regional transportation system thereby maintaining the program nexus outlined in this document and represented by the fee schedule presented in Table 7.1.

Table K.2 – Single-Family Residential Fee Adjustments by Unit Size

Adjustment Tier	Housing Unit Size Range (in square feet)	Standard Fee Adjustment
Tier 1	Less than or equal to 1,800	80%
Tier 2	1,801 to 2,300	90%
Tier 3	2,301 to 2,700	100%
Tier 4	More than 2,700	125%

Exhibit K-3 presents the findings for multi-family housing units. For multi-family residential units, the results indicate little variation in trip generation rates across the range of multi-family residential unit sizes prompting WRCOG to determine that the fee for multi-family residential units would be most appropriately imposed uniformly across all multi-family dwelling units, regardless of their size.

EXHIBIT K-1 Western Riverside County TUMF Estimate
by Percent of TUMF Share Weighted by PM Peak Hour Trip Generation Rate
Based on Needed Improvements to the Regional System of Highways and Arterials

Residential	Dwelling Units			PM Peak Hour Trip Generation Rate	PM Peak Hour Trip Change	Percentage of PM Peak Hour Trip Change		Fee/DU
	2018	2045	Change					
Single Family Residential	397,407	564,898	167,491	0.99	165,816	78.6%		**$15,476**
Multi Family Residential	157,166	247,501	90,335	0.50	45,168	21.4%		**$7,816**
Total	554,573	812,399	257,826		210,984	100.0%		
Non-Residential	**Employees**			**PM Peak Hour Trip Generation Rate**	**Peak Hour Trip Char**	**Percentage of PM Peak Hour Trip Change**	**Change in SF of GFA**	**Fee/SF of GFA**
	2018	**2045**	**Change**					
Industrial	169,334	245,915	76,581	0.6	45,949	15.1%	61,489,565	**$2.33**
Retail	73,814	86,929	13,115	1.8	23,607	7.8%	6,557,500	**$11.21**
Service	308,703	482,958	174,255	1.2	209,106	68.8%	66,735,957	**$9.76**
Government/Public Sector	18,569	30,640	12,071	2.1	25,349	8.3%	3,420,665	**$23.07**
Total	570,420	846,442	276,022		304,011	100.0%	138,203,688	

Notes:
- trip generation rates based on ITE Trip Generation 11th Edition (2021) rates for weekday PM peak hour by generator trip ends
- residential formula: [(TUMF cost share)(residential share of VMT) / (change in housing units)] * (percentage of trip change)
- non-residential formula: [(TUMF cost share)(non-residential share of VMT) / (change in SF of GFA)] * (percentage of trip change)

Calculation Inputs:

residential share of daily VMT	**77.7%**
non-residential share of daily VMT	**22.3%**
total regional mitigation cost	$5,283,909,000
existing obligated improvement funding	$382,886,000
unfunded existing need cost	$646,931,000
MAX TUMF VALUE	**$4,244,608,000**
MAX TUMF SHARE	**80.3%**
Residential Value	$3,298,060,000
Non-Residential Value	$946,548,000

EXHIBIT K-2

[Single-Family] Residential Trip Generation Memorandum
Fehr & Peers, November 16, 2022

FEHR PEERS

Memorandum

Date: November 16, 2022

To: Suzanne Peterson, Christopher Gray, and Chris Tzeng – WRCOG

From: Mike Wallace, Eleanor Hunts, and Jason Pack – Fehr & Peers

Subject: **WRCOG Residential Trip Generation**
Contract No. 2022-65-1400-004 / Task Order No. 2022-65-1400-004-003

OC22- 0864

This memo summarizes the goals, data and analysis, key findings, and recommendations relating to the evaluation of vehicle trip generation and residential development characteristics. Specifically, this memo is intended to inform the Transportation Uniform Mitigation Fee (TUMF) guidelines on the relationship between residential trip generation and home size (square footage) as prescribed in California Assembly Bill 602 (AB 602). This draft memo will be followed-up with a phone call to discuss the recommendations and the memo will be revised and finalized based on the call.

Key Findings

Questions answered through the analysis and the findings are listed below.

- Is home size a key predictor of residential vehicle trip generation? **Yes, for homes of 2,500 square feet or less the trips increase with the larger home size. After 2,500 square feet the number of trips stay constant with home size, all else being equal.**
- Are there other characteristics that have a higher predictive relationship than home size? **Yes, the trip generation increases with the total household population, average number of children, and average number workers. Home size accounts for approximately 50% of the increase in home size for homes less than 2,500 square feet with the remaining 50% explained by multiple factors of the people within the home.**
- Does the location (i.e. TUMF zone) change the relationship of home size or the other characteristics? **No, the home location may influence the size, number of people, or household income, and/or the distance the trips travel, but does not influence the trips generated.**

- Are there recommended changes to the TUMF based on the findings? If so, what is the potential impact to the TUMF collection and home owners? **Yes, it is recommended that smaller homes pay a fee based on home size. The appropriate fee should be evaluated by the TUMF fee consultant to determine the potential impact to fee collected compared to the current fee expectation. Smaller homes paying less could potentially make home ownership less expensive overall compared to larger homes.**

Data Collection

This section describes the data that were used to evaluate the trip generation. Specifically, the identification and selection of study areas, method for obtaining and results of the travel activity, and collection of residential characteristics.

Study Area Selection

To determine the home characteristics that might influence trip generation, representative residential neighborhoods in each of the TUMF zones were identified. The criteria used for selecting neighborhoods included the following:

- Residential land use could be isolated from other uses
- Minimal cut through traffic
- As close to Census Blocks or Block Groups as possible to obtain demographic information
- Minimal construction activity that would change the number of units
- Diverse home size, household income

Based on local knowledge, aerial photos, Census geography, and home information from Zillow, WRCOG staff identified a preliminary list of potential study locations in each TUMF zone. Through discussions and review of each location, Fehr & Peers narrowed down the list of study locations to 23 neighborhoods, shown on **Figure 1**.

Travel Activity

StreetLight Data from smart phones were collected at 23 residential neighborhoods shown on Figure 1 were collected for trips that started or ended within each neighborhood. This method excluded trips that cut through the neighborhood. To avoid holidays, vacations, and to reflect travel when school is in session, data from March 1st through April 30th and September 1st through October 31st for all weekdays in 2019 were collected to represent the average vehicle trips per day for all homes within each study area.

Since StreetLight Data are based on location-based services (LBS) derived from cellular phone applications, 48-hour traffic counts were conducted at eight of the 23 study area locations as a point of comparison. The eight representative count locations were selected to have at least one

location in each TUMF zone, minimize the number of roadways accessing the land use, and to allow the most accurate representation of trips associated with the residential homes without capturing cut through traffic. The eight locations where 48-hour counts were collected are shown on **Figure 2**.

As shown on **Figure 3**, the 48-hour traffic count variation from day to day and the StreetLight Data average are very similar, giving confidence that the StreetLight Data for all study areas would be representative.

Residential Characteristics

The number of homes and characteristics for the homes within each study area were obtained from multiple sources, as summarized in **Table 1**. To identify outliers and the range of values for each variable that would be used to estimate the trip generation, plots of each study location by TUMF zone were developed and are summarized below with reference to the appropriate figure.

- **Figure 4 – Median Square Footage**: good distribution across study areas and within each TUMF zone
- **Figure 5 – Average Persons per Household**: good distribution across study areas and within each TUMF zone
- **Figure 6 – Average Children per Household**: good distribution across study areas and within each TUMF zone, including one study area that has very high children per household and another study area that has very low children per household
- **Figure 7 – Average Workers per Household:** good distribution across study areas and within each TUMF zone
- **Figure 8 – Median Cost per Square Foot**: good distribution across study areas and within each TUMF zone

Based on the review of each variable, the range across the study areas and within each TUMF zone are appropriate for use in the trip generation analysis.

Trip Generation Results

The StreetLight Data daily vehicle trips were used to visually display the relationship of each home characteristic for each study area and within each TUMF zone. The appropriate figure number and conclusion for the relationship are listed below.

- **Figure 9 – Daily Vehicle Trips per Median Square Footage**: slight increase in vehicle trips as median square footage increases
- **Figure 10 – Daily Vehicle Trips per Average Persons per Household**: slight increase in vehicle trips as total number of people per household increases

- **Figure 11 – Daily Vehicle Trips per Average Children per Household**: slight increase in vehicle trips as average number of children per household increases
- **Figure 12 – Daily Vehicle Trips per Average Workers per Household:** slight increase in vehicle trips as average number of workers per household increases
- **Figure 13 – Daily Vehicle Trips per Median Cost per Square Foot**: no clear relationship between average number of workers and trip generation

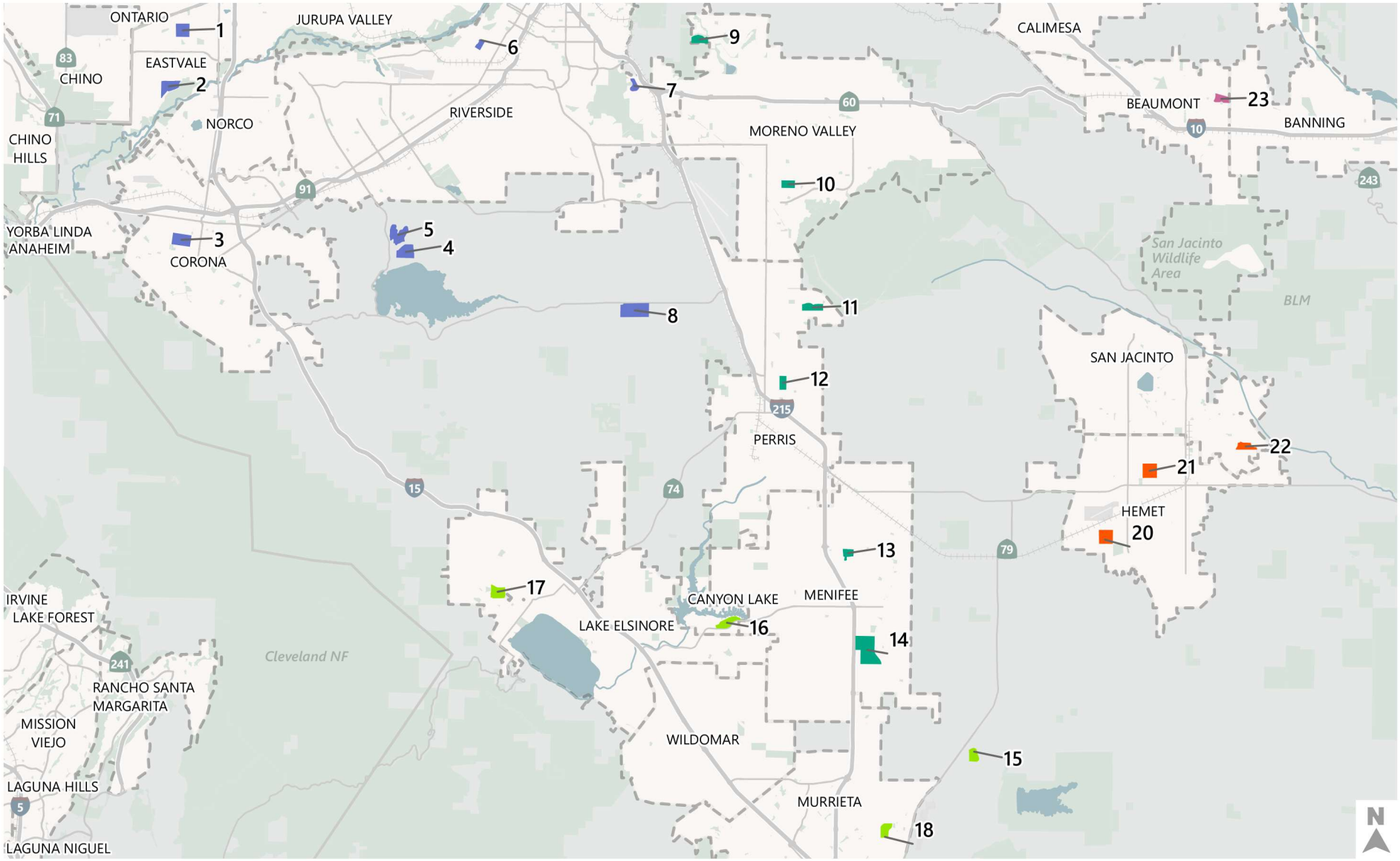
In addition to visual representations of the data, statistical analysis was performed to obtain the correlation between the variables to daily vehicle trips and to determine the regression equations.

Figure 16 – Correlation Matrix for All Variables: the correlation values in the green box for average and median home size of 0.7 indicate a strong positive correlation and mean as home size increases the number of trips increase. The correlation value of 0.7 results in an R-square of 0.49, meaning nearly half of the increase in trip generation is related to home size.

Based on Figures 10 and 11, the relationship between trip generation appeared to be linear, with the relationship possibly changing around 2,500 square feet. The linear regression analysis of average home size was performed for all home sizes, homes 2,500 square feet or smaller, and homes larger than 2,500 square feet. The results of the analysis are summarized in **Table 2**. The results show for home sizes of 2,500 square feet or less, the influence of the home size (represented by the coefficient) is nearly double that when all home sizes are included in the regression. The nearly zero coefficient and very high constant for the regression of home sizes above 2.500 square feet indicate that the trip generation is nearly constant for homes above 2,500 square feet.

Recommendations and Next Steps

Although home characteristics other than square footage have a slight increase in trip generation, the ability to forecast or control all of the characteristics other than home square footage is very difficult. Based on the results of trip generation and discussions with WRCOG regarding the feasible size of homes being constructed in the region, WRCOG will work with the TUMF fee consultant to identify and recommend appropriate fee adjustments based on square footage.



Study Location by TUMF Zone

- Central
- Hemet/San Jacinto
- Northwest
- Pass
- Southwest

City Boundaries

Figure 1

StreetLight Data Collection Locations

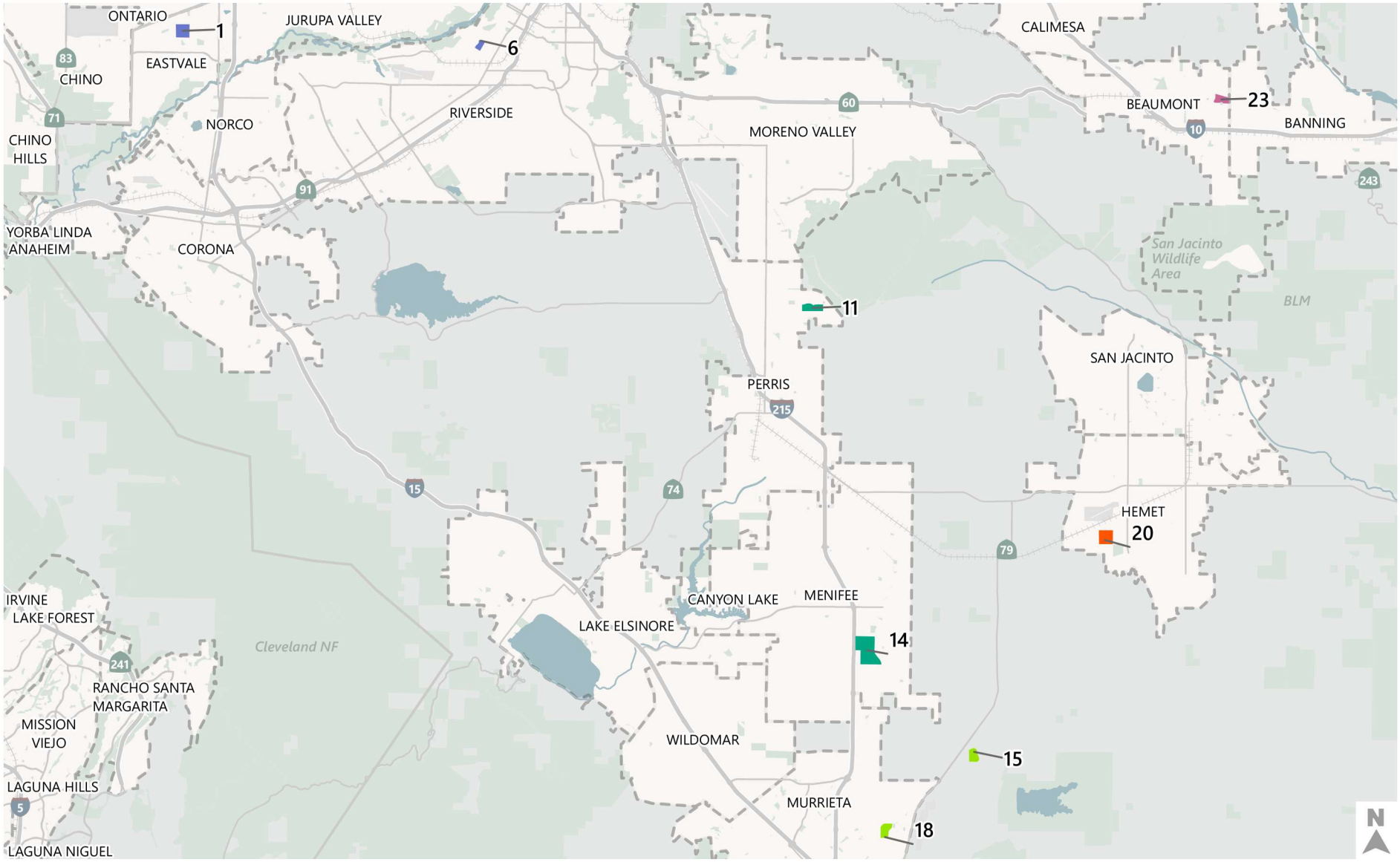
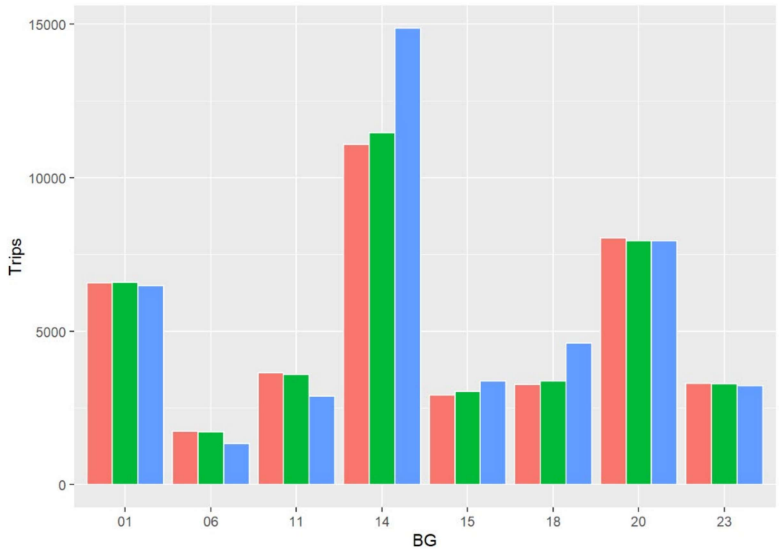


Figure 2

Traffic Count Data Collection Locations

Figure 3 – Comparison of Individual Traffic Counts and StreetLight Data Average



Note: Red and green are the two days of manual count collection and blue are the StreetLight Data average. The BG number corresponds to the number on Figure 2.

Figure 4 – Median Square Footage

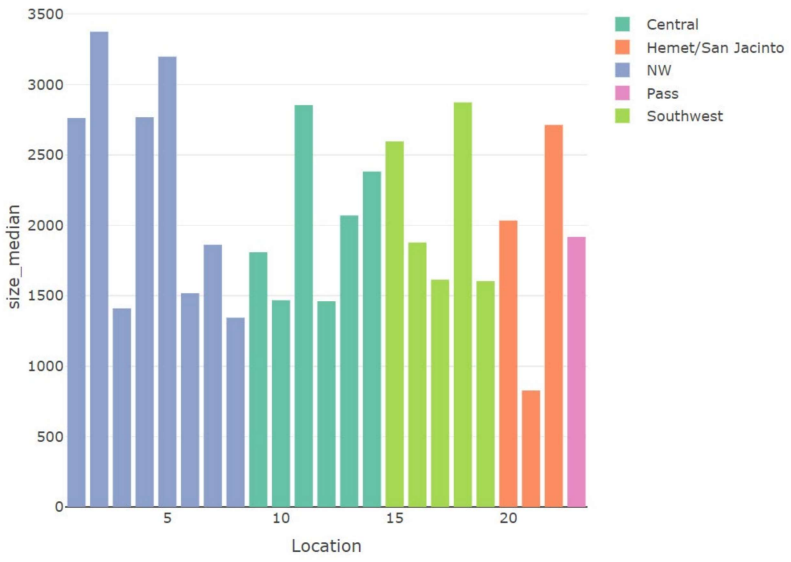


Figure 5 – Average Persons per Household

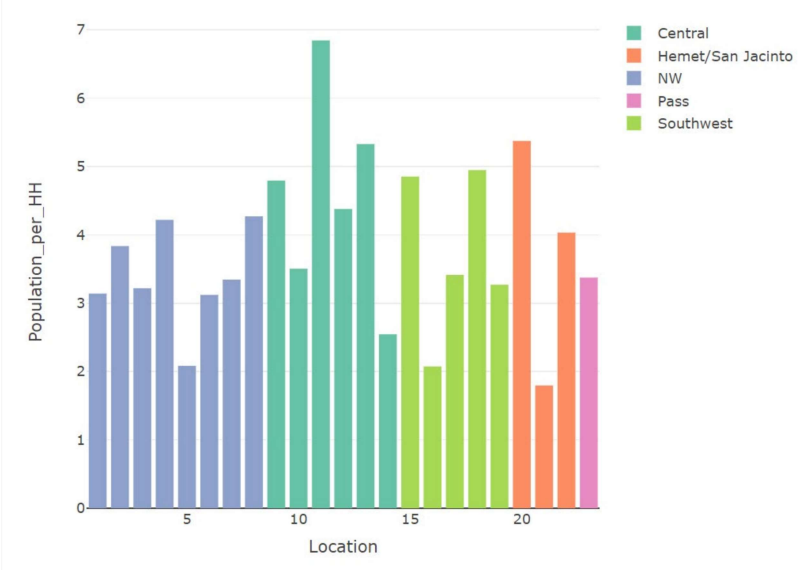


Figure 6 – Average Children per Household

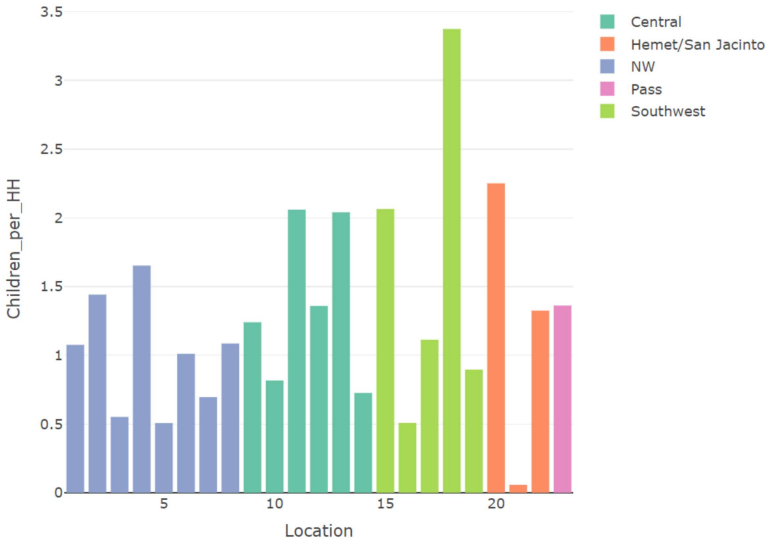


Figure 7 – Average Workers per Household

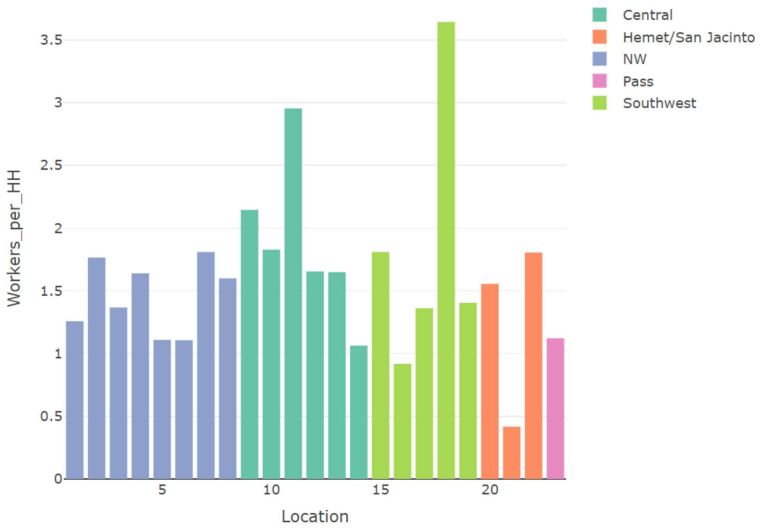


Figure 8 – Median Cost per Square Foot

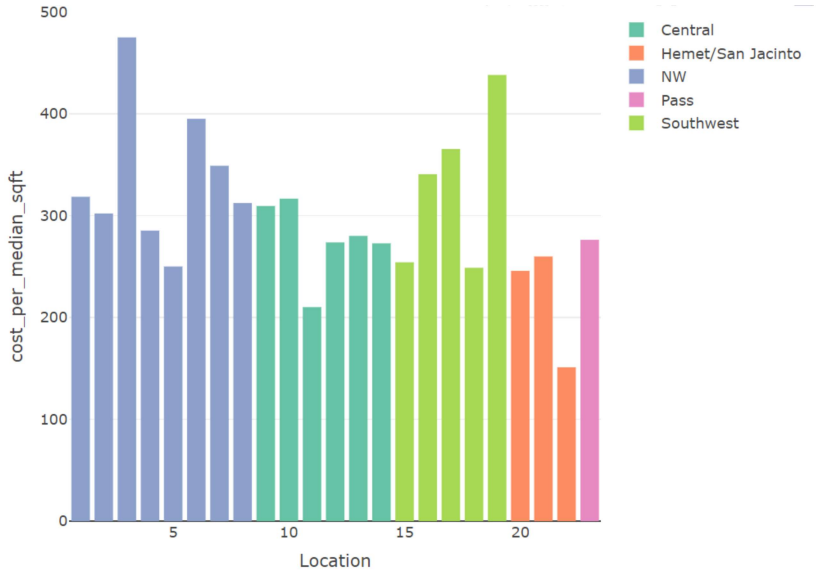


Figure 9 – Daily Vehicle Trips per Median Square Footage

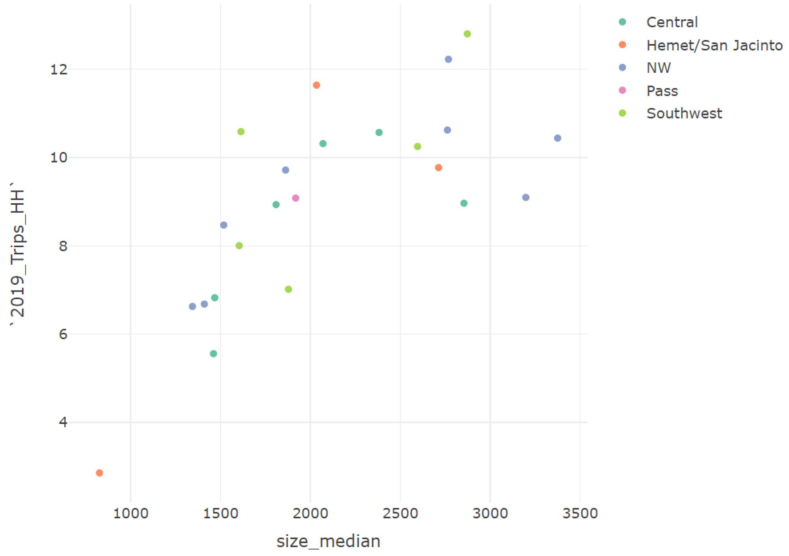


Figure 10 – Daily Vehicle Trips per Average Persons per Household

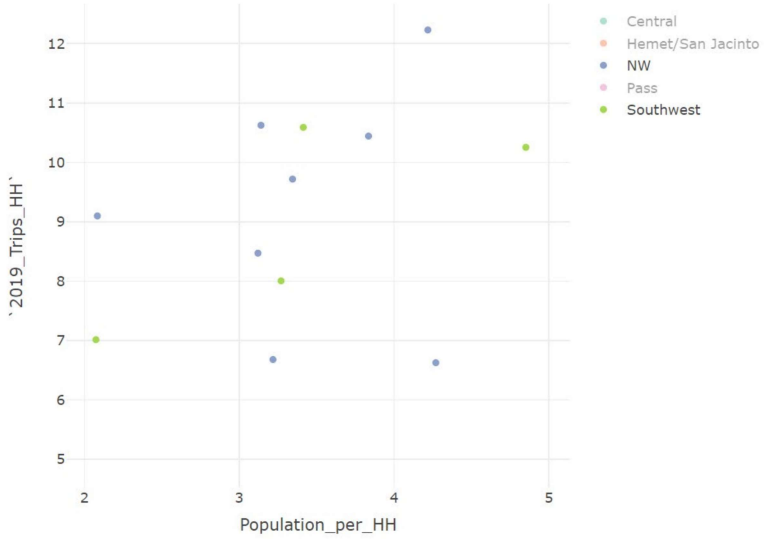


Figure 11 – Daily Vehicle Trips per Average Children per Household

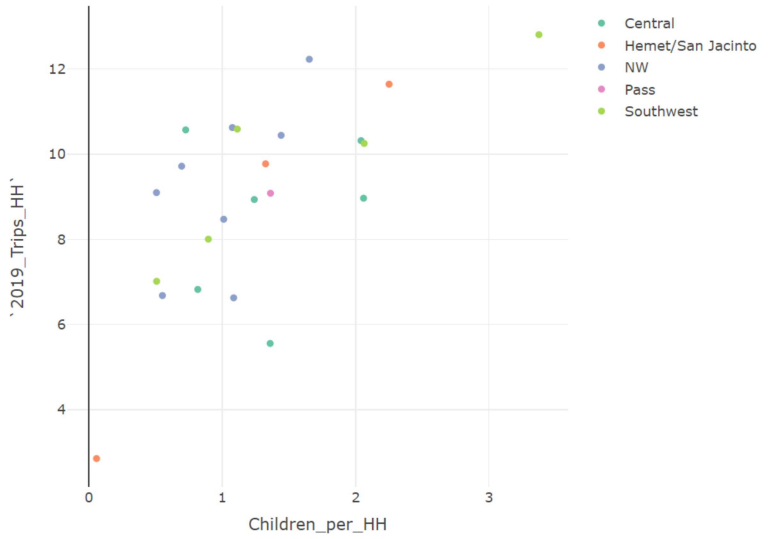


Figure 12 – Daily Vehicle Trips per Average Workers per Household

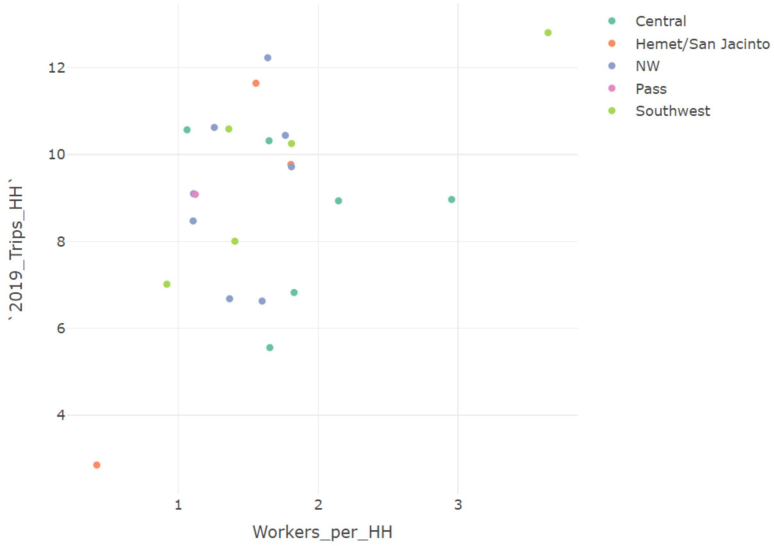


Figure 13 – Daily Vehicle Trips per Median Cost per Square Foot

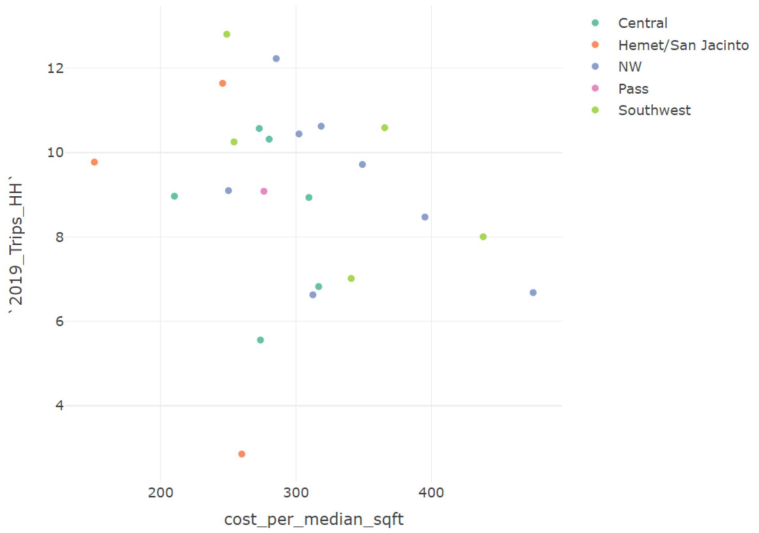


Figure 14 – Correlation Matrix for All Variables

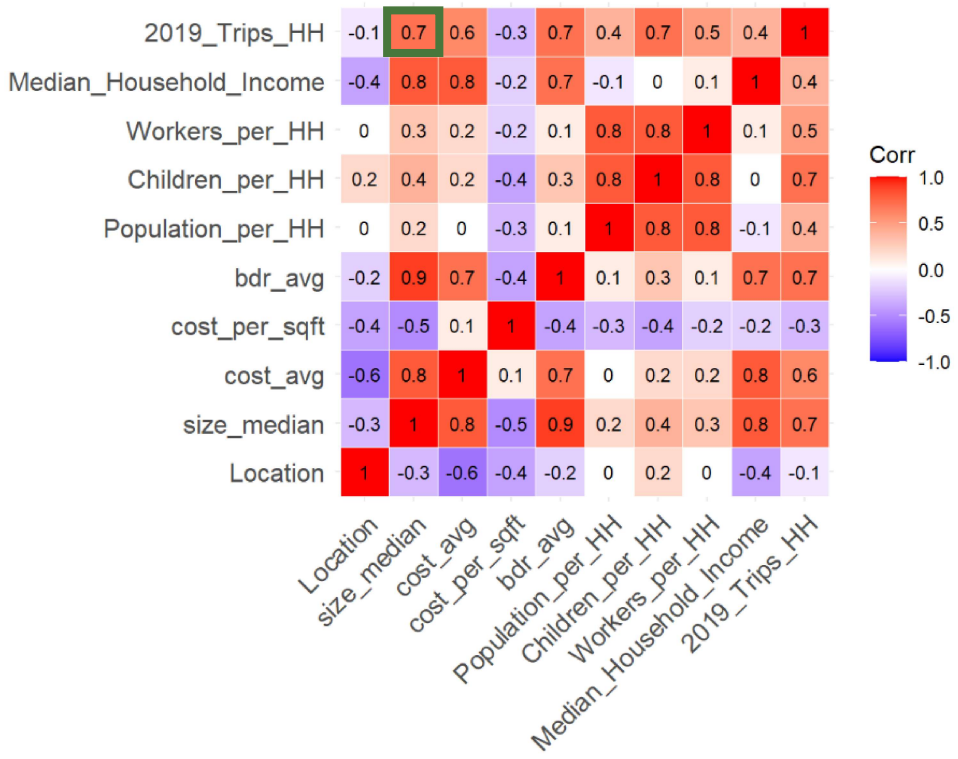


Table 1: Residential Home Data and Sources

Value	Source
Median Home Size	Zillow
Average Home Rooms	Zillow
Average Household Population	ACS 5 year and 1 year
Average Number of Children	ACS 5 year and 1 year
Average Number of Workers	ACS 5 year and 1 year
TUMF Zone	WRCOG
Average Household Income	ACS 5 year and 1 year

Table 2: Daily Total Vehicle Trip Regression Equation Summary

Home Size Variable	Coefficient	Constant	R-Squared
All home sizes			
Median Home Size (KSF)	2.26	4.22	0.507
Homes 2.5 KSF or smaller			
Median Home Size (KSF)	4.11	1.22	0.553
Homes over 2.5 KSF			
Median Home Size (KSF)	-0.3	11.57	0.007

Notes: KSF= Thousand Square Feet

Regression Equations

All home sizes.
Daily total vehicle trips = 2.26 * Median Home Size in Thousand Square Feet + 4.22

Homes I 2.50 thousand square feet or less.
Daily total vehicle trips = 4.11 * Median Home Size in Thousand Square Feet + 1.22

Homes more than 2.50 thousand square feet.
Daily total vehicle trips = -0.3 * Median Home Size in Thousand Square Feet + 11.57

EXHIBIT K-3

Multi-Family Residential Counts and Trip Generation Memorandum
Fehr & Peers, May 12, 2023

FEHR PEERS

Memorandum

Date: May 12, 2023

To: Christopher Gray - WRCOG
Chris Tzeng – WRCOG

From: Jason D. Pack, P.E.
Delia Votsch, P.E.
Raymond Poss

Subject: **DRAFT TUMF Multifamily Residential Counts and Trip Generation**
Task Order No. 2022-65-1400-004-007

OC23-0955

This memorandum summarizes the goals, data collection and analyses, key findings, and recommendations regarding the evaluation of multifamily development characteristics and trip generation. This memo is intended to inform the Western Riverside Council of Governments (WRCOG) Transportation Uniform Mitigation Fee (TUMF) guidelines on the relationship between multifamily trip generation, number of bedrooms per dwelling unit, and average size of dwelling unit.

Key Findings

Questions answered through the data analyses and findings are listed below.

- Are the size of the dwelling unit or number of bedrooms in a dwelling unit key predictors of residential multifamily trip generation? **No, the size of dwelling unit nor the number of bedrooms in a dwelling unit are key predicters of trip generation.**
- Are there other characteristics that have a higher predictive relationship than the number of dwelling units? **No, the number of dwelling units has the highest predictive relationship.**
- Are there recommended changes to the TUMF program or fee calculations based on the findings? If so, what is the potential impact to the TUMF collection process and to developers? **No, it is not recommended that TUMF be updated from basing multifamily development fees on number of dwelling units.**

Background

Western Riverside Council of Governments (WRCOG) provides local roadway funding in part through collection of fees through the Transportation Uniform Mitigation Fee (TUMF) program as part of new developments. These fees vary based on the level of impact the new development will have on traffic as determined by the characteristics of the development. The impact fee for multifamily residential developments is currently determined by the number of dwelling units (DUs).

As required by new state legislature (AB-602), agencies are required to account for the size of the dwelling unit when developing impact fees. As such, Fehr & Peers was contracted to evaluate the relationship between trips generated by multifamily apartment complexes to determine if attributes other than number of dwelling units, including number bedrooms per dwelling unit and average size of dwelling unit, significantly affect trip generation.

Data Collection

This section describes the data used to evaluate multifamily trip generation, including the selection of locations and methods for collecting trip data, apartment characteristics, and regional Census data.

Study Selection Area

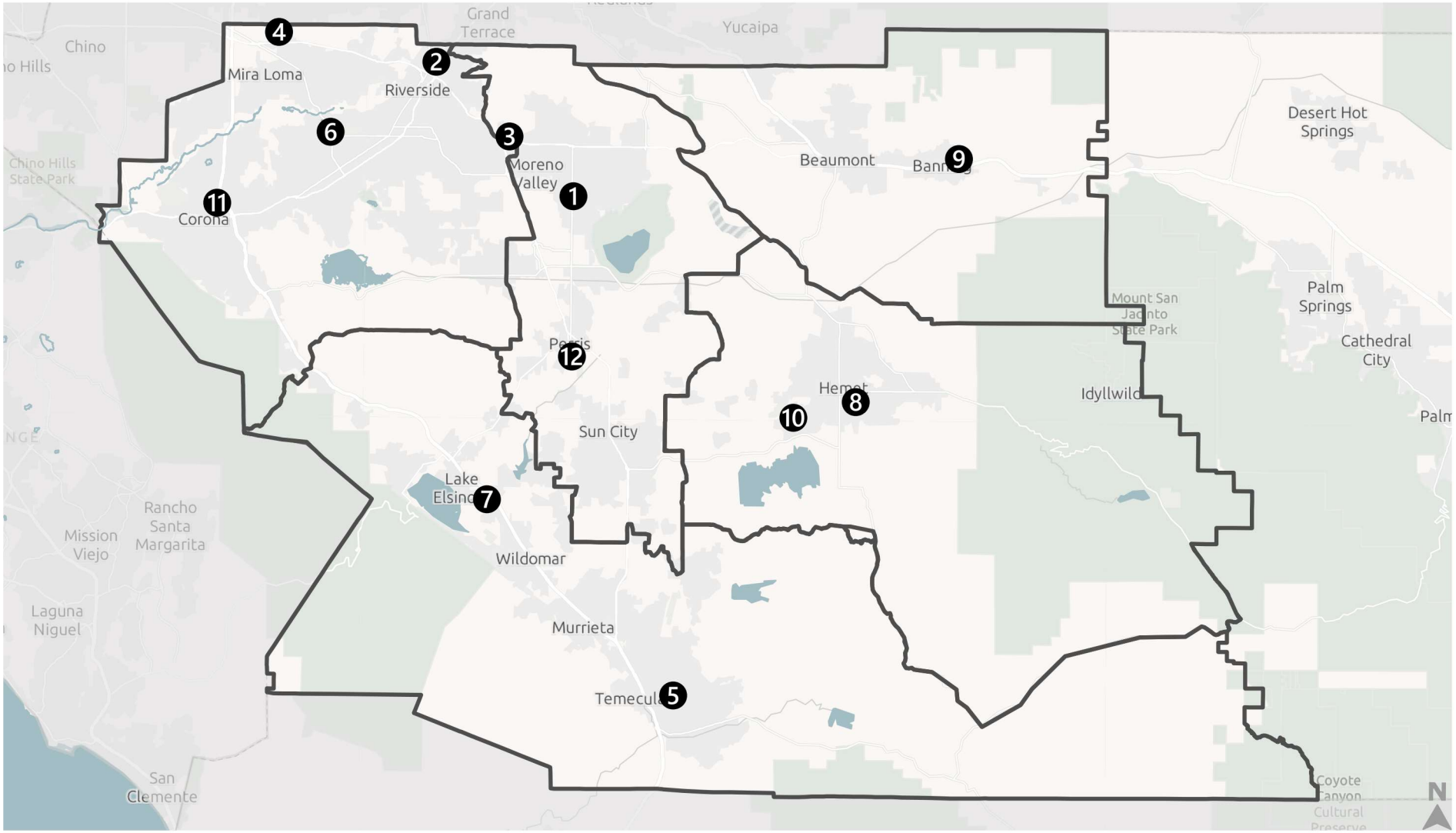
To evaluate the effect of dwelling unit size and number of dwelling unit bedrooms on multifamily trip generation, the following criteria were used to select the apartment complexes within Western Riverside County:

- Minimum of one complex per TUMF Zone (five zones total)
- Complexes not within a Transit Priority Area (TPA)
- Complexes not near a college or university

Through discussions and review of each location with WRCOG, Fehr & Peers narrowed the study locations to 12 multifamily apartment complexes as shown on **Figure 1**.

Travel Activity

Trips were observed at each of the 12 complexes by collecting vehicle counts during typical weekdays at each driveway over a three-day period. Trip observations for each complex were averaged over the three-day period and summarized below in **Table 1** for Daily, AM Peak Period, and PM Peak Period counts. Raw data counts taken over the three-day period can be found **Appendix A**.



Study Locations

TUMF Zone Boundary

Figure 1

WRCOG TUMF Multifamily Trip Generation Study Sites

Table 1: Multifamily Complex Trip Observations

Study Site #	Location Name	Daily Trips			AM Peak			PM Peak		
		Trips	% In	% Out	Trip Rate	In %	Out %	Trip Rate	In %	Out %
1	Oakwood Apartments	2,089	50%	50%	168	40%	60%	170	56%	44%
2	Springbrook Park Apartments	841	50%	50%	68	34%	66%	69	58%	42%
3	Vista Springs Apartments	1,117	49%	51%	106	36%	64%	82	55%	45%
4	Vesada Apartment Homes	1,625	50%	50%	126	35%	65%	126	62%	38%
5	Morning Ridge Apartments	1,130	51%	49%	88	30%	70%	102	59%	41%
6	Stonegate Apartments	952	56%	44%	67	42%	58%	81	64%	36%
7	River's Edge Apartment Homes	1,045	50%	50%	93	34%	66%	91	57%	43%
8	Mayberry Colony Apartments	616	50%	50%	49	39%	61%	54	52%	48%
9	Summit Ridge Apartments	777	50%	50%	67	39%	61%	57	54%	46%
10	Riverdale Apartments	737	50%	50%	65	32%	68%	67	57%	43%
11	Parkridge Meadows Apartments	744	50%	50%	58	34%	66%	54	63%	37%
12	Hunt Club Apartments	1,422	51%	49%	143	36%	64%	106	60%	40%

Source: Fehr & Peers (2023)

Residential Characteristics

Apartment characteristics, listed below, were obtained from a variety of sources, including conversations with apartment leasing agents, property webpages, Census data, Zillow.com, and the Assessor's Office of Riverside County web page.

- Number of dwelling units
- Number of apartment styles (i.e., number of one-bedroom units, two-bedroom units, etc.)
- Average size (square footage) of dwelling units
- Average number of bedrooms per dwelling unit
- Median monthly household income by Census Tract
- Average number of persons per household by Census Tract
- Proximity to nearest public school

The average size of each dwelling unit was calculated by dividing the total size of all combined dwelling units by the total number of dwelling units. Similarly, the average number of bedrooms per dwelling unit were calculated by dividing the total number of bedrooms by the number of dwelling units. These apartment characteristics are shown below in **Table 2**. Specific information related to each apartment complex are provided in **Appendix B**.

Table 2: Apartment Characteristics

Study Site #	Location Name	# of DUs	Average Size of DU (Sq. Ft.)	Average Number of Bedrooms	Median Monthly Household Income (Dollars)	Average # of Persons per Household	Proximity to Nearest School (Mi)
1	Oakwood Apartments	241	1,040	3.0	$65,240	3.92	0.2
2	Springbrook Park Apartments	112	955	2.0	$77,148	3.6	0.5
3	Vista Springs Apartments	212	822	1.5	$74,333	3.3	0.7
4	Vesada Apartment Homes	261	938	1.7	$79,199	4.53	1.1
5	Morning Ridge Apartments	200	850	1.6	$63,279	2.73	0.6
6	Stonegate Apartments	160	802	1.5	$68,250	3.14	0.7
7	River's Edge Apartment Homes	184	918	1.5	$78,222	3.74	0.4
8	Mayberry Colony Apartments	89	896	1.6	$51,653	3.71	0.7
9	Summit Ridge Apartments	80	529	2.5	$43,100	3.47	0.3
10	Riverdale Apartments	96	1,015	2.6	$87,532	4.33	0.3
11	Parkridge Meadows Apartments	88	771	2.0	$74,886	3.53	0.1
12	Hunt Club Apartments	203	962	2.0	$58,200	4.5	0.8

Sources: Fehr & Peers (2023), U.S. Census Bureau 5-Year American Community Survey (2016-2021), Zillow.com (2023), Riverside County Assessor (2023)

Trip Generation Analysis

Using the data described above, a statistical analysis, including a regression and correlation assessment, was performed to evaluate if a statistically significant relationship exists between multifamily trip generation and the following variables to determine if an update to the development fee calculation was justified.

- Number of dwelling units
- Average size of dwelling units
- Average number of bedrooms per dwelling unit
- Median monthly income
- Average number of persons per household
- Proximity to nearest public school

Correlation Analysis

A correlation analysis was also performed to determine if a one-to-one relationship exists between daily trip generation and an apartment characteristic listed above. **Figure 2**, below, shows the results of the correlation analysis, with darker green cells representing a stronger, positive correlation.

The correlation analysis indicates that daily trip generation has a **strong, positive correlation with the number of dwelling units** and a **moderate, positive correlation with average size of dwelling unit**. All other variables are indicated to have a weak or very weak positive correlation with trip generation.

Figure 2: Trip Generation Correlation Matrix

	Total Vehicles	# of DUs	Average # of Bedrooms per DU	Average DU Size (Sq. Ft.)	Median Monthly Income	Average Household Size	Proximity to Nearest School
Total Vehicles	1.00	0.87	0.29	0.46	0.06	0.34	0.21
# of DUs	0.87	1.00	-0.17	0.43	0.20	0.18	0.51
Average # of Bedrooms per DU	0.29	-0.17	1.00	0.13	-0.09	0.36	-0.60
Average DU Size (Sq. Ft.)	0.46	0.43	0.13	1.00	0.55	0.51	0.16
Median Monthly Income	0.06	0.20	-0.09	0.55	1.00	0.25	-0.02
Average Household Size	0.34	0.18	0.36	0.51	0.25	1.00	0.21
Proximity to Nearest School	0.21	0.51	-0.60	0.16	-0.02	0.21	1.00

Source: Fehr & Peers (2023)

Regression Analysis

An ordinary least squares regression at a 95% confidence interval was performed on the above variables against daily trip generation to screen out variables that yielded statistically insignificant results. The results of the first regression are shown in **Table 3**.

Table 3: Regression Results

Variable	P-Value[1]	Statistically Significant
Number of dwelling units	<0.05	Yes
Average size (square footage) of dwelling units	>0.05	No
Average number of bedrooms per dwelling unit	<0.05	Yes
Median monthly household income	>0.05	No
Average number of persons per household	>0.05	No
Proximity to nearest public school	>0.05	No

Source: Fehr & Peers (2023)

1. P-Values < 0.05 are considered statistically significant. P-Values > 0.05 are considered statistically insignificant.

A subsequent regression was run with the least statistically significant (highest P-value) variable removed. This process was repeated until all remaining variables yielded statistically significant P-values (less than 0.05), resulting in the number of dwelling units and average size of dwelling unit as the remaining variables. The P-Values for these variables are shown below in **Table 4**.

Table 4: Filtered Regression Results

Variable	P-Value[1]	Statistically Significant
Number of dwelling units	$4.8x10^{-07}$	Yes
Average size (square footage) of dwelling units	0.0002	Yes

Source: Fehr & Peers (2023)

1. P-Values < 0.05 are considered statistically significant. P-Values > 0.05 are considered statistically insignificant.

The regression analysis indicates that **number of dwelling units** and **average size of dwelling unit are statistically significant predictors of multifamily trip generation**.

To validate these results, a forward stepwise regression was also completed. A forward stepwise regression is completed by beginning with no variables in the model, and then adding them one at a time based on which has the smallest p-value when tested one at a time. This isolates any possible relationships between the variables and further helps confirm if the vehicle trip rate has a statistically valid correlation to the variables tested.

Table 5: Forward Stepwise Regression Results

Variable	Relationship Rank[1]	P-Value[2]	Statistically Significant
Average size (square footage) of dwelling units	4	0.377	Yes
Average number of bedrooms per dwelling unit	1	0.0008	No
Median monthly household income	3	0.249	Yes
Average number of persons per household	5	0.509	Yes
Proximity to nearest public school	2	0.0239	No

Source: Fehr & Peers (2023)

1. Relationship rank indicates which variable has the strongest correlation with daily vehicle trip rate.
2. P-Values < 0.05 are considered statistically significant. P-Values > 0.05 are considered statistically insignificant.

As noted in Table 5, the variables with the strongest relationship to daily vehicle trip rate (number of bedrooms and distance to nearest school) are not statistically significant.

Trip Generation Results

In both the regression and correlation analyses, the number of dwelling units was found to be the strongest predictor of daily trip generation. All other variables had positive but weaker correlations to daily trip generation, and none were found to be statistically significant predictors of multifamily daily trip generation under both regression analyses.

Table 6: Summary of Trip Generation Results

Variable	Overall Relationship Ranking[1]	Statistically Significant	
		Filtered Regression	Forward Regression
Number of Dwelling Units	1	Yes	Yes
Average number of bedrooms per dwelling unit	2	Yes	No
Proximity to nearest public school	3	No	No
Average size (square footage) of dwelling units	4	No	Yes
Average number of persons per household	5	No	Yes
Median monthly household income	6	No	Yes

Source: Fehr & Peers (2023)

1. Overall relationship rank indicates which variable has the strongest relationship with daily vehicle trip rate under the correlation and forward stepwise regression analyses.

Recommendations and Next Steps

The results of this statistical analysis indicate that the best predictor of trip generation for multifamily apartment complexes in Western Riverside County is the number of dwelling units (the current basis for development fee calculation). Although other variables showed a positive correlation with trip generation, none yielded as strong a relationship. Based on this statistical analysis, it is not recommended that these other variables be incorporated into the TUMF program.

Appendix A: Three-Day Trip Observations

A021323

Study Site 1 - Oakwood Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS79 Southern Dwy east of Perris.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	1	0	0	0	0	1
0:15	0	0	0	0	0	0	12:15	0	0	0	0	0	0
0:30	1	0	0	0	0	1	12:30	1	0	1	0	0	2
0:45	0	0	0	0	0	0	12:45	0	1	0	0	0	1
1:00	1	0	0	0	0	1	13:00	0	0	0	0	0	0
1:15	0	0	0	0	0	0	13:15	0	0	0	0	0	0
1:30	1	0	0	0	0	1	13:30	0	0	0	0	0	0
1:45	0	0	0	0	0	0	13:45	2	0	0	0	0	2
2:00	0	0	0	0	0	0	14:00	0	0	0	0	0	0
2:15	0	0	0	0	0	0	14:15	0	0	0	0	0	0
2:30	0	0	0	0	0	0	14:30	0	0	0	0	0	0
2:45	0	0	0	0	0	0	14:45	0	0	0	0	0	0
3:00	0	0	0	0	0	0	15:00	1	0	0	0	0	1
3:15	0	0	0	0	0	0	15:15	0	2	0	0	0	2
3:30	1	0	0	0	0	1	15:30	2	2	0	0	0	4
3:45	0	0	0	0	0	0	15:45	2	0	0	0	0	2
4:00	0	0	0	0	0	0	16:00	1	0	0	0	0	1
4:15	0	0	0	0	0	0	16:15	2	0	0	0	0	2
4:30	0	0	0	0	0	0	16:30	1	0	0	0	0	1
4:45	0	0	0	0	0	0	16:45	0	0	0	0	0	0
5:00	0	0	0	0	0	0	17:00	2	0	0	0	0	2
5:15	1	0	0	0	0	1	17:15	0	0	0	0	0	0
5:30	0	0	0	0	0	0	17:30	1	0	0	0	0	1
5:45	0	0	0	0	0	0	17:45	1	0	0	0	0	1
6:00	1	0	0	0	0	1	18:00	0	0	0	0	0	0
6:15	0	0	0	0	0	0	18:15	2	0	0	0	0	2
6:30	0	0	0	0	0	0	18:30	1	0	0	0	0	1
6:45	0	0	0	0	0	0	18:45	0	0	0	0	0	0
7:00	1	0	0	0	0	1	19:00	3	1	0	0	0	4
7:15	0	3	0	0	0	3	19:15	0	0	0	0	0	0
7:30	0	0	0	0	0	0	19:30	0	0	0	0	0	0
7:45	0	0	0	0	0	0	19:45	1	0	0	0	0	1
8:00	0	0	0	0	0	0	20:00	0	0	0	0	0	0
8:15	0	0	0	0	0	0	20:15	1	0	0	0	0	1
8:30	0	0	0	0	0	0	20:30	0	0	0	0	0	0
8:45	0	0	0	0	0	0	20:45	0	0	0	0	0	0
9:00	0	0	0	0	0	0	21:00	0	0	0	0	0	0
9:15	2	0	0	0	0	2	21:15	1	0	0	0	0	1
9:30	2	1	0	0	0	3	21:30	1	0	0	0	0	1
9:45	0	0	0	0	0	0	21:45	0	0	0	0	0	0
10:00	1	1	0	0	0	2	22:00	1	0	0	0	0	1
10:15	0	0	0	0	0	0	22:15	0	0	0	0	0	0
10:30	0	0	0	0	0	0	22:30	1	0	0	0	0	1
10:45	1	0	0	0	0	1	22:45	0	0	0	0	0	0
11:00	1	0	0	0	0	1	23:00	0	0	0	0	0	0
11:15	1	0	0	0	0	1	23:15	0	0	0	0	0	0
11:30	0	0	0	0	0	0	23:30	0	0	0	0	0	0
11:45	1	0	0	0	0	1	23:45	0	0	0	0	0	0
TOTAL	17	5	0	0	0	22	TOTAL	29	6	1	0	0	36

AM PEAK HOUR	9:15 AM
AM PEAK VOLUME	7

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	9

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	46	11	1	0	0	58
% OF TOTAL	79.3%	19.0%	1.7%	0.0%	0.0%	100.0%
AM PEAK	1	3	0	0	0	4
PM PEAK	5	0	0	0	0	5

A13123

Study Site 1 - Oakwood Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS79 Southern Dwy east of Perris.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	1	0	0	0	0	1
0:15	0	0	0	0	0	0	12:15	0	0	0	0	0	0
0:30	1	0	0	0	0	1	12:30	1	0	1	0	0	2
0:45	0	0	0	0	0	0	12:45	0	0	0	0	0	0
1:00	1	0	0	0	0	1	13:00	0	1	0	0	0	1
1:15	0	0	0	0	0	0	13:15	0	0	0	0	0	0
1:30	1	0	0	0	0	1	13:30	0	0	0	0	0	0
1:45	0	0	0	0	0	0	13:45	2	0	0	0	0	2
2:00	0	0	0	0	0	0	14:00	0	0	0	0	0	0
2:15	0	0	0	0	0	0	14:15	0	0	0	0	0	0
2:30	0	0	0	0	0	0	14:30	0	0	0	0	0	0
2:45	0	0	0	0	0	0	14:45	0	0	0	0	0	0
3:00	0	0	0	0	0	0	15:00	1	0	0	0	0	1
3:15	0	0	0	0	0	0	15:15	0	2	0	0	0	2
3:30	0	0	0	0	0	0	15:30	1	1	0	0	0	2
3:45	1	0	0	0	0	1	15:45	3	1	0	0	0	4
4:00	0	0	0	0	0	0	16:00	1	0	0	0	0	1
4:15	0	0	0	0	0	0	16:15	3	0	0	0	0	3
4:30	0	0	0	0	0	0	16:30	1	0	0	0	0	1
4:45	0	0	0	0	0	0	16:45	0	0	0	0	0	0
5:00	1	0	0	0	0	1	17:00	2	0	0	0	0	2
5:15	1	0	0	0	0	1	17:15	0	0	0	0	0	0
5:30	0	0	0	0	0	0	17:30	1	0	0	0	0	1
5:45	0	0	0	0	0	0	17:45	1	0	0	0	0	1
6:00	1	0	0	0	0	1	18:00	1	0	0	0	0	1
6:15	0	0	0	0	0	0	18:15	1	0	0	0	0	1
6:30	0	0	0	0	0	0	18:30	3	0	0	0	0	3
6:45	0	0	0	0	0	0	18:45	0	0	0	0	0	0
7:00	1	0	0	0	0	1	19:00	2	1	0	0	0	3
7:15	0	3	0	0	0	3	19:15	1	0	0	0	0	1
7:30	0	0	0	0	0	0	19:30	0	0	0	0	0	0
7:45	0	0	0	0	0	0	19:45	1	0	0	0	0	1
8:00	0	0	0	0	0	0	20:00	0	0	0	0	0	0
8:15	0	0	0	0	0	0	20:15	1	0	0	0	0	1
8:30	0	0	0	0	0	0	20:30	0	0	0	0	0	0
8:45	0	0	0	0	0	0	20:45	0	0	0	0	0	0
9:00	0	0	0	0	0	0	21:00	0	0	0	0	0	0
9:15	2	0	0	0	0	2	21:15	1	0	0	0	0	1
9:30	2	1	0	0	0	3	21:30	0	0	0	0	0	0
9:45	0	0	0	0	0	0	21:45	1	0	0	0	0	1
10:00	1	1	0	0	0	2	22:00	1	0	0	0	0	1
10:15	0	0	0	0	0	0	22:15	0	0	0	0	0	0
10:30	0	0	0	0	0	0	22:30	1	0	0	0	0	1
10:45	2	0	0	0	0	2	22:45	0	0	0	0	0	0
11:00	1	0	0	0	0	1	23:00	0	0	0	0	0	0
11:15	0	0	0	0	0	0	23:15	0	0	0	0	0	0
11:30	1	0	0	0	0	1	23:30	0	0	0	0	0	0
11:45	1	0	0	0	0	1	23:45	0	0	0	0	0	0
TOTAL	19	5	0	0	0	24	TOTAL	32	6	1	0	0	39

AM PEAK HOUR	9:15 AM
AM PEAK VOLUME	7

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	10

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	51	11	1	0	0	63
% OF TOTAL	81.0%	17.5%	1.6%	0.0%	0.0%	100.0%
AM PEAK	1	3	0	0	0	4
PM PEAK	6	0	0	0	0	6

A021323

Study Site 1 - Oakwood Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS80 Northern Dwy east of Perris.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	9	0	0	0	0	9	12:00	35	0	0	0	0	35
0:15	6	0	0	0	0	6	12:15	42	1	0	0	0	43
0:30	20	0	0	0	0	20	12:30	36	1	1	0	0	38
0:45	12	0	0	0	0	12	12:45	58	0	0	0	0	58
1:00	16	0	0	0	0	16	13:00	44	0	0	0	0	44
1:15	5	0	0	0	0	5	13:15	39	1	0	0	0	40
1:30	5	0	0	0	0	5	13:30	38	0	0	0	0	38
1:45	7	0	0	0	0	7	13:45	55	0	0	0	0	55
2:00	7	0	0	0	0	7	14:00	44	0	0	0	0	44
2:15	2	0	0	0	0	2	14:15	65	0	0	0	0	65
2:30	2	0	0	0	0	2	14:30	51	0	0	0	0	51
2:45	4	0	0	0	0	4	14:45	63	0	0	0	0	63
3:00	1	0	0	0	0	1	15:00	53	0	0	0	0	53
3:15	2	0	0	0	0	2	15:15	64	2	0	0	0	66
3:30	5	0	0	0	0	5	15:30	66	2	0	0	0	68
3:45	0	0	0	0	0	0	15:45	75	1	0	0	0	76
4:00	6	0	0	0	0	6	16:00	73	0	0	0	0	73
4:15	9	0	0	0	0	9	16:15	67	0	0	0	0	67
4:30	1	0	0	0	0	1	16:30	62	0	0	0	0	62
4:45	2	0	0	0	0	2	16:45	80	0	0	0	0	80
5:00	8	0	0	0	0	8	17:00	48	2	0	0	0	50
5:15	7	0	0	0	0	7	17:15	68	0	0	0	0	68
5:30	5	0	0	0	0	5	17:30	53	0	0	0	0	53
5:45	11	0	0	0	0	11	17:45	60	0	0	0	0	60
6:00	9	0	0	0	0	9	18:00	79	0	0	0	0	79
6:15	11	0	0	0	0	11	18:15	70	0	0	0	0	70
6:30	8	0	0	0	0	8	18:30	60	0	0	0	0	60
6:45	13	0	0	0	0	13	18:45	54	0	0	0	0	54
7:00	10	0	0	0	0	10	19:00	53	0	0	0	0	53
7:15	29	0	0	0	0	29	19:15	43	0	0	0	0	43
7:30	48	0	0	0	0	48	19:30	38	0	0	0	0	38
7:45	70	0	0	0	0	70	19:45	35	0	0	0	0	35
8:00	52	0	0	0	0	52	20:00	48	0	0	0	0	48
8:15	27	0	0	0	0	27	20:15	38	0	0	0	0	38
8:30	52	0	0	0	0	52	20:30	38	0	0	0	0	38
8:45	36	0	1	0	0	37	20:45	32	0	0	0	0	32
9:00	21	1	0	0	0	22	21:00	47	0	0	0	0	47
9:15	19	1	0	0	0	20	21:15	36	0	0	0	0	36
9:30	22	0	0	0	0	22	21:30	35	0	0	0	0	35
9:45	29	1	0	0	0	30	21:45	25	0	0	0	0	25
10:00	28	1	0	0	0	29	22:00	35	0	0	0	0	35
10:15	24	0	0	0	0	24	22:15	24	0	0	0	0	24
10:30	24	0	0	0	0	24	22:30	23	0	0	0	0	23
10:45	35	0	0	0	0	35	22:45	21	0	0	0	0	21
11:00	31	0	0	0	0	31	23:00	16	0	0	0	0	16
11:15	16	0	0	0	0	16	23:15	30	0	0	0	0	30
11:30	20	0	0	0	0	20	23:30	10	0	0	0	0	10
11:45	29	3	0	0	0	32	23:45	17	0	0	0	0	17
TOTAL	815	7	1	0	0	823	TOTAL	2,246	10	1	0	0	2,257

AM PEAK HOUR	7:45 AM
AM PEAK VOLUME	201

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	284

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	3,061	17	2	0	0	3,080
% OF TOTAL	99.4%	0.6%	0.1%	0.0%	0.0%	100.0%
AM PEAK	201	0	0	0	0	201
PM PEAK	282	0	0	0	0	282

A13123

Study Site 1 - Oakwood Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS80 Northern Dwy east of Perris.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	5	1	0	0	0	6	12:00	59	1	0	0	0	60
0:15	8	0	0	0	0	8	12:15	38	2	0	0	0	40
0:30	7	0	0	0	0	7	12:30	34	0	0	0	0	34
0:45	7	0	0	0	0	7	12:45	32	1	0	0	0	33
1:00	5	1	0	0	0	6	13:00	40	0	0	0	0	40
1:15	6	0	0	0	0	6	13:15	47	0	1	0	0	48
1:30	3	0	0	0	0	3	13:30	51	1	0	0	0	52
1:45	5	0	0	0	0	5	13:45	46	0	0	0	0	46
2:00	3	0	0	0	0	3	14:00	60	0	0	0	0	60
2:15	2	0	0	0	0	2	14:15	49	0	0	0	0	49
2:30	1	0	0	0	0	1	14:30	52	0	0	0	0	52
2:45	3	0	0	0	0	3	14:45	48	0	0	0	0	48
3:00	2	0	0	0	0	2	15:00	57	0	0	0	0	57
3:15	4	0	0	0	0	4	15:15	56	0	0	0	0	56
3:30	5	0	0	0	0	5	15:30	61	1	0	0	0	62
3:45	10	0	0	0	0	10	15:45	37	0	0	0	0	37
4:00	14	0	0	0	0	14	16:00	71	0	0	0	0	71
4:15	17	0	0	0	0	17	16:15	39	0	0	0	0	39
4:30	20	0	0	0	0	20	16:30	53	1	0	0	0	54
4:45	11	0	0	0	0	11	16:45	53	0	0	0	0	53
5:00	15	0	0	0	0	15	17:00	63	0	0	0	0	63
5:15	19	0	0	0	0	19	17:15	46	1	0	0	0	47
5:30	21	0	0	0	0	21	17:30	48	0	0	0	0	48
5:45	23	0	0	0	0	23	17:45	42	0	0	0	0	42
6:00	28	0	0	0	0	28	18:00	48	0	0	0	0	48
6:15	29	0	0	0	0	29	18:15	57	0	0	0	0	57
6:30	27	0	0	0	0	27	18:30	30	0	0	0	0	30
6:45	38	0	0	0	0	38	18:45	33	0	0	0	0	33
7:00	48	0	0	0	0	48	19:00	41	0	0	0	0	41
7:15	79	0	0	0	0	79	19:15	20	0	0	0	0	20
7:30	82	0	0	0	0	82	19:30	32	1	0	0	0	33
7:45	78	0	0	0	0	78	19:45	33	0	0	0	0	33
8:00	57	0	0	0	0	57	20:00	33	0	0	0	0	33
8:15	61	0	0	0	0	61	20:15	31	0	0	0	0	31
8:30	36	1	0	0	0	37	20:30	32	1	0	0	0	33
8:45	34	0	0	0	0	34	20:45	35	0	0	0	0	35
9:00	27	0	0	0	0	27	21:00	29	0	0	0	0	29
9:15	33	0	0	0	0	33	21:15	24	0	0	0	0	24
9:30	27	2	1	0	0	30	21:30	28	0	0	0	0	28
9:45	44	1	0	0	0	45	21:45	24	0	0	0	0	24
10:00	28	1	0	0	0	29	22:00	19	0	0	0	0	19
10:15	39	1	0	0	0	40	22:15	14	0	0	0	0	14
10:30	27	2	0	0	0	29	22:30	16	0	0	0	0	16
10:45	32	0	0	0	0	32	22:45	16	0	0	0	0	16
11:00	36	0	0	0	0	36	23:00	16	0	0	0	0	16
11:15	37	0	0	0	0	37	23:15	19	0	0	0	0	19
11:30	26	0	0	0	0	26	23:30	8	0	0	0	0	8
11:45	39	1	0	0	0	40	23:45	13	0	0	0	0	13
TOTAL	1,208	11	1	0	0	1,220	TOTAL	1,833	10	1	0	0	1,844

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	296

AM PEAK HOUR	3:15 PM
AM PEAK VOLUME	226

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	3,041	21	2	0	0	3,064
% OF TOTAL	99.2%	0.7%	0.1%	0.0%	0.0%	100.0%
AM PEAK	296	0	0	0	0	296
PM PEAK	216	1	0	0	0	217

A021323

Study Site 2 - Springbrook Park Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS75 Eastern Dwy south of Orange.

AM	IN					
TIME	1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2
0:15	1	0	0	0	0	1
0:30	1	0	0	0	0	1
0:45	2	0	0	0	0	2
1:00	1	0	0	0	0	1
1:15	1	0	0	0	0	1
1:30	1	0	0	0	0	1
1:45	1	0	0	0	0	1
2:00	0	0	0	0	0	0
2:15	3	0	0	0	0	3
2:30	0	0	0	0	0	0
2:45	0	0	0	0	0	0
3:00	0	0	0	0	0	0
3:15	1	0	0	0	0	1
3:30	1	0	0	0	0	1
3:45	3	0	0	0	0	3
4:00	0	0	0	0	0	0
4:15	1	0	0	0	0	1
4:30	3	0	0	0	0	3
4:45	2	0	0	0	0	2
5:00	1	0	0	0	0	1
5:15	0	0	0	0	0	0
5:30	2	0	0	0	0	2
5:45	3	0	0	0	0	3
6:00	4	0	0	0	0	4
6:15	1	3	0	0	0	4
6:30	0	0	0	0	0	0
6:45	2	1	0	0	0	3
7:00	4	2	0	0	0	6
7:15	4	3	0	0	0	7
7:30	4	0	0	0	0	4
7:45	5	0	0	0	0	5
8:00	5	0	0	0	0	5
8:15	11	0	0	0	0	11
8:30	7	0	0	0	0	7
8:45	6	0	0	0	0	6
9:00	4	0	0	0	0	4
9:15	4	0	0	0	0	4
9:30	1	0	0	0	0	1
9:45	2	1	0	0	0	3
10:00	1	0	0	0	0	1
10:15	6	1	0	0	0	7
10:30	8	0	0	0	0	8
10:45	1	0	0	0	0	1
11:00	4	1	0	0	0	5
11:15	2	0	1	0	0	3
11:30	2	0	0	0	0	2
11:45	10	1	1	0	0	12
TOTAL	128	13	2	0	0	143

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	29

PM	IN					
Time	1	2	3	4	5	TOTAL
12:00	6	0	0	0	0	6
12:15	6	0	0	0	0	6
12:30	4	0	0	0	0	4
12:45	7	1	0	0	0	8
13:00	7	0	0	0	0	7
13:15	7	0	0	0	0	7
13:30	8	0	0	0	0	8
13:45	10	0	0	0	0	10
14:00	8	0	0	0	0	8
14:15	6	1	0	0	0	7
14:30	17	1	0	0	0	18
14:45	8	0	0	0	0	8
15:00	11	0	0	0	0	11
15:15	5	0	0	0	0	5
15:30	16	0	0	0	0	16
15:45	22	0	0	0	0	22
16:00	10	0	0	0	0	10
16:15	9	2	0	0	0	11
16:30	14	0	0	0	0	14
16:45	11	0	0	0	0	11
17:00	10	0	0	0	0	10
17:15	12	0	0	0	0	12
17:30	17	0	0	0	0	17
17:45	11	0	0	0	0	11
18:00	5	0	0	0	0	5
18:15	7	0	0	0	0	7
18:30	15	0	0	0	0	15
18:45	13	0	0	0	0	13
19:00	8	0	0	0	0	8
19:15	9	0	0	0	0	9
19:30	9	0	0	0	0	9
19:45	8	0	0	0	0	8
20:00	6	0	0	0	0	6
20:15	10	0	0	0	0	10
20:30	4	0	0	0	0	4
20:45	7	0	0	0	0	7
21:00	4	0	0	0	0	4
21:15	2	0	0	0	0	2
21:30	6	0	0	0	0	6
21:45	8	0	0	0	0	8
22:00	3	0	0	0	0	3
22:15	5	0	0	0	0	5
22:30	5	0	0	0	0	5
22:45	3	0	0	0	0	3
23:00	1	0	0	0	0	1
23:15	5	0	0	0	0	5
23:30	0	0	0	0	0	0
23:45	0	0	0	0	0	0
TOTAL	385	5	0	0	0	390

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	59

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	513	18	2	0	0	533
% OF TOTAL	96.2%	3.4%	0.4%	0.0%	0.0%	100.0%
AM PEAK	29	0	0	0	0	29
PM PEAK	50	0	0	0	0	50

A13123

Study Site 2 - Springbrook Park Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS75 Eastern Dwy south of Orange.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	8	1	0	0	0	9
0:15	0	0	0	0	0	0	12:15	6	0	0	0	0	6
0:30	0	0	0	0	0	0	12:30	6	2	1	0	0	9
0:45	2	0	0	0	0	2	12:45	4	0	0	0	0	4
1:00	0	0	0	0	0	0	13:00	5	0	0	0	0	5
1:15	0	0	0	0	0	0	13:15	6	0	0	0	0	6
1:30	0	0	0	0	0	0	13:30	3	0	0	0	0	3
1:45	0	0	0	0	0	0	13:45	8	0	0	0	0	8
2:00	0	0	0	0	0	0	14:00	12	0	0	0	0	12
2:15	3	0	0	0	0	3	14:15	9	0	0	0	0	9
2:30	2	0	0	0	0	2	14:30	9	0	0	0	0	9
2:45	5	0	0	0	0	5	14:45	8	0	0	0	0	8
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	4	0	0	0	0	4	15:15	7	0	0	0	0	7
3:30	6	0	0	0	0	6	15:30	9	0	0	0	0	9
3:45	1	0	0	0	0	1	15:45	3	0	0	0	0	3
4:00	3	0	0	0	0	3	16:00	15	0	0	0	0	15
4:15	1	0	0	0	0	1	16:15	11	0	0	0	0	11
4:30	5	0	0	0	0	5	16:30	15	0	0	0	0	15
4:45	7	0	0	0	0	7	16:45	9	0	0	0	0	9
5:00	4	0	0	0	0	4	17:00	5	0	0	0	0	5
5:15	7	0	0	0	0	7	17:15	11	0	0	0	0	11
5:30	3	0	0	0	0	3	17:30	6	0	0	0	0	6
5:45	6	0	0	0	0	6	17:45	10	0	0	0	0	10
6:00	5	0	0	0	0	5	18:00	5	0	0	0	0	5
6:15	9	0	0	0	0	9	18:15	9	0	0	0	0	9
6:30	6	0	0	0	0	6	18:30	5	0	0	0	0	5
6:45	7	0	0	0	0	7	18:45	6	0	0	0	0	6
7:00	5	0	0	0	0	5	19:00	10	0	0	0	0	10
7:15	12	0	0	0	0	12	19:15	10	0	0	0	0	10
7:30	19	0	1	0	0	20	19:30	5	0	0	0	0	5
7:45	19	0	0	0	0	19	19:45	5	0	0	0	0	5
8:00	7	0	0	0	0	7	20:00	5	0	0	0	0	5
8:15	9	0	0	0	0	9	20:15	2	0	0	0	0	2
8:30	4	0	1	0	0	5	20:30	5	0	0	0	0	5
8:45	9	0	0	0	0	9	20:45	3	0	0	0	0	3
9:00	3	0	0	0	0	3	21:00	5	0	0	0	0	5
9:15	6	0	0	0	0	6	21:15	2	0	0	0	0	2
9:30	4	0	0	0	0	4	21:30	9	0	0	0	0	9
9:45	1	0	0	0	0	1	21:45	5	0	0	0	0	5
10:00	5	0	0	0	0	5	22:00	1	0	0	0	0	1
10:15	8	0	0	0	0	8	22:15	3	0	0	0	0	3
10:30	4	0	0	0	0	4	22:30	5	0	0	0	0	5
10:45	3	0	0	0	0	3	22:45	6	0	0	0	0	6
11:00	11	1	0	0	0	12	23:00	3	0	0	0	0	3
11:15	6	0	0	0	0	6	23:15	0	0	0	0	0	0
11:30	4	1	0	0	0	5	23:30	4	0	0	0	0	4
11:45	8	0	0	0	0	8	23:45	2	0	0	0	0	2
TOTAL	234	2	2	0	0	238	TOTAL	306	3	1	0	0	310

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	58

AM PEAK HOUR	4:00 PM
AM PEAK VOLUME	50

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	540	5	3	0	0	548
% OF TOTAL	98.5%	0.9%	0.5%	0.0%	0.0%	100.0%
AM PEAK	57	0	1	0	0	58
PM PEAK	50	0	0	0	0	50

A021323

Study Site 2 - Springbrook Park Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS76 Western Dwy south of Orange.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	7	1	0	0	0	8
0:15	3	0	0	0	0	3	12:15	11	0	0	0	0	11
0:30	1	0	0	0	0	1	12:30	12	2	1	0	0	15
0:45	3	0	0	0	0	3	12:45	6	0	0	0	0	6
1:00	0	0	0	0	0	0	13:00	13	0	0	0	0	13
1:15	1	0	0	0	0	1	13:15	11	1	0	0	0	12
1:30	0	0	0	0	0	0	13:30	10	0	0	0	0	10
1:45	1	0	0	0	0	1	13:45	9	0	0	0	0	9
2:00	1	0	0	0	0	1	14:00	13	0	0	0	0	13
2:15	0	0	0	0	0	0	14:15	10	0	0	0	0	10
2:30	0	0	0	0	0	0	14:30	13	0	0	0	0	13
2:45	4	0	0	0	0	4	14:45	10	0	0	0	0	10
3:00	0	0	0	0	0	0	15:00	12	0	0	0	0	12
3:15	1	0	0	0	0	1	15:15	13	0	0	0	0	13
3:30	0	0	0	0	0	0	15:30	16	0	0	0	0	16
3:45	0	0	0	0	0	0	15:45	15	0	0	0	0	15
4:00	0	0	0	0	0	0	16:00	13	1	0	0	0	14
4:15	0	0	0	0	0	0	16:15	14	0	0	0	0	14
4:30	2	0	0	0	0	2	16:30	13	0	0	0	0	13
4:45	1	0	0	0	0	1	16:45	14	0	0	0	0	14
5:00	1	0	0	0	0	1	17:00	16	0	0	0	0	16
5:15	5	0	0	0	0	5	17:15	13	0	0	0	0	13
5:30	4	0	0	0	0	4	17:30	24	0	0	0	0	24
5:45	2	0	0	0	0	2	17:45	17	0	0	0	0	17
6:00	5	0	0	0	0	5	18:00	20	0	0	0	0	20
6:15	5	0	0	0	0	5	18:15	15	0	0	0	0	15
6:30	2	0	0	0	0	2	18:30	10	0	0	0	0	10
6:45	1	0	0	0	0	1	18:45	9	0	0	0	0	9
7:00	2	0	0	0	0	2	19:00	18	0	0	0	0	18
7:15	2	0	1	0	0	3	19:15	13	0	0	0	0	13
7:30	7	0	0	0	0	7	19:30	8	0	0	0	0	8
7:45	15	0	0	0	0	15	19:45	7	0	0	0	0	7
8:00	9	0	0	0	0	9	20:00	11	0	0	0	0	11
8:15	6	0	1	0	0	7	20:15	11	0	0	0	0	11
8:30	10	0	0	0	0	10	20:30	7	0	0	0	0	7
8:45	8	0	0	0	0	8	20:45	9	0	0	0	0	9
9:00	10	0	0	0	0	10	21:00	14	0	0	0	0	14
9:15	7	0	0	0	0	7	21:15	11	0	0	0	0	11
9:30	3	1	0	0	0	4	21:30	7	0	0	0	0	7
9:45	3	0	0	0	0	3	21:45	15	0	0	0	0	15
10:00	10	1	0	0	0	11	22:00	5	0	0	0	0	5
10:15	3	0	0	0	0	3	22:15	7	0	0	0	0	7
10:30	8	0	0	0	0	8	22:30	4	0	0	0	0	4
10:45	7	0	0	0	0	7	22:45	5	0	0	0	0	5
11:00	3	0	0	0	0	3	23:00	4	0	0	0	0	4
11:15	7	0	0	0	0	7	23:15	3	0	0	0	0	3
11:30	2	1	0	0	0	3	23:30	7	0	0	0	0	7
11:45	7	0	0	0	0	7	23:45	6	0	0	0	0	6
TOTAL	174	3	2	0	0	179	TOTAL	531	5	1	0	0	537

AM PEAK HOUR	7:45 AM
AM PEAK VOLUME	41

AM PEAK HOUR	5:30 PM
AM PEAK VOLUME	76

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	705	8	3	0	0	716
% OF TOTAL	98.5%	1.1%	0.4%	0.0%	0.0%	100.0%
AM PEAK	40	0	1	0	0	41
PM PEAK	70	0	0	0	0	70

A13123

Study Site 2 - Springbrook Park Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS76 Western Dwy south of Orange.

AM	OUT					
TIME	1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0
0:15	1	0	0	0	0	1
0:30	0	0	0	0	0	0
0:45	1	0	0	0	0	1
1:00	0	0	0	0	0	0
1:15	0	0	0	0	0	0
1:30	1	0	0	0	0	1
1:45	0	0	0	0	0	0
2:00	1	0	0	0	0	1
2:15	1	0	0	0	0	1
2:30	0	0	0	0	0	0
2:45	0	0	0	0	0	0
3:00	0	0	0	0	0	0
3:15	1	0	0	0	0	1
3:30	6	0	0	0	0	6
3:45	9	0	0	0	0	9
4:00	4	0	0	0	0	4
4:15	8	0	0	0	0	8
4:30	5	0	0	0	0	5
4:45	6	0	0	0	0	6
5:00	5	0	0	0	0	5
5:15	6	0	0	0	0	6
5:30	6	0	0	0	0	6
5:45	6	0	0	0	0	6
6:00	7	0	0	0	0	7
6:15	5	3	0	0	0	8
6:30	13	0	0	0	0	13
6:45	2	0	0	0	0	2
7:00	7	3	0	0	0	10
7:15	17	3	0	0	0	20
7:30	18	0	0	0	0	18
7:45	24	0	0	0	0	24
8:00	16	0	0	0	0	16
8:15	12	0	0	0	0	12
8:30	17	0	0	0	0	17
8:45	14	0	0	0	0	14
9:00	8	0	0	0	0	8
9:15	9	0	0	0	0	9
9:30	10	1	0	0	0	11
9:45	1	1	0	0	0	2
10:00	13	0	0	0	0	13
10:15	12	2	0	0	0	14
10:30	9	0	0	0	0	9
10:45	6	0	0	0	0	6
11:00	11	0	0	0	0	11
11:15	3	0	0	0	0	3
11:30	5	0	1	0	0	6
11:45	8	1	0	0	0	9
TOTAL	314	14	1	0	0	329

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	78

PM	OUT					
Time	1	2	3	4	5	TOTAL
12:00	6	0	1	0	0	7
12:15	9	0	0	0	0	9
12:30	9	0	0	0	0	9
12:45	4	0	0	0	0	4
13:00	6	1	0	0	0	7
13:15	11	1	0	0	0	12
13:30	20	0	0	0	0	20
13:45	11	0	0	0	0	11
14:00	13	0	0	0	0	13
14:15	11	0	0	0	0	11
14:30	11	2	0	0	0	13
14:45	9	0	0	0	0	9
15:00	21	0	0	0	0	21
15:15	11	0	0	0	0	11
15:30	9	0	0	0	0	9
15:45	9	0	0	0	0	9
16:00	9	1	0	0	0	10
16:15	8	1	0	0	0	9
16:30	8	1	0	0	0	9
16:45	10	0	0	0	0	10
17:00	3	0	0	0	0	3
17:15	9	0	0	0	0	9
17:30	11	0	0	0	0	11
17:45	11	0	0	0	0	11
18:00	15	0	0	0	0	15
18:15	10	0	0	0	0	10
18:30	9	0	0	0	0	9
18:45	9	0	0	0	0	9
19:00	4	0	0	0	0	4
19:15	9	0	0	0	0	9
19:30	10	0	0	0	0	10
19:45	4	0	0	0	0	4
20:00	7	0	0	0	0	7
20:15	4	0	0	0	0	4
20:30	11	0	0	0	0	11
20:45	5	0	0	0	0	5
21:00	6	0	0	0	0	6
21:15	7	0	0	0	0	7
21:30	3	0	0	0	0	3
21:45	4	0	0	0	0	4
22:00	11	0	0	0	0	11
22:15	2	0	0	0	0	2
22:30	5	0	0	0	0	5
22:45	0	0	0	0	0	0
23:00	3	0	0	0	0	3
23:15	3	0	0	0	0	3
23:30	3	0	0	0	0	3
23:45	1	0	0	0	0	1
TOTAL	384	7	1	0	0	392

AM PEAK HOUR	1:15 PM
AM PEAK VOLUME	56

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	698	21	2	0	0	721
% OF TOTAL	96.8%	2.9%	0.3%	0.0%	0.0%	100.0%
AM PEAK	75	3	0	0	0	78
PM PEAK	35	3	0	0	0	38

A021323

Study Site 3 - Vista Springs Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS77 Dwy east of Clark

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	4	0	0	0	0	4	12:00	13	0	0	0	0	13
0:15	3	0	0	0	0	3	12:15	3	0	0	0	0	3
0:30	1	0	0	0	0	1	12:30	8	0	0	0	0	8
0:45	5	0	0	0	0	5	12:45	11	0	0	0	0	11
1:00	3	0	0	0	0	3	13:00	8	0	0	0	0	8
1:15	1	0	0	0	0	1	13:15	12	0	0	0	0	12
1:30	0	0	0	0	0	0	13:30	12	0	0	0	0	12
1:45	1	0	0	0	0	1	13:45	6	0	0	0	0	6
2:00	0	0	0	0	0	0	14:00	12	0	1	0	0	13
2:15	1	0	0	0	0	1	14:15	14	0	0	0	0	14
2:30	0	0	0	0	0	0	14:30	11	0	0	0	0	11
2:45	1	0	0	0	0	1	14:45	4	0	0	0	0	4
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	11	0	0	0	0	11
3:30	0	0	0	0	0	0	15:30	11	0	0	0	0	11
3:45	1	0	0	0	0	1	15:45	10	0	0	0	0	10
4:00	0	0	0	0	0	0	16:00	5	0	0	0	0	5
4:15	2	0	0	0	0	2	16:15	16	0	0	0	0	16
4:30	2	0	0	0	0	2	16:30	10	0	0	0	0	10
4:45	4	0	0	0	0	4	16:45	13	0	0	0	0	13
5:00	4	0	0	0	0	4	17:00	14	0	0	0	0	14
5:15	2	0	0	0	0	2	17:15	16	0	0	0	0	16
5:30	1	0	0	0	0	1	17:30	10	0	0	0	0	10
5:45	1	0	0	0	0	1	17:45	12	0	0	0	0	12
6:00	0	0	0	0	0	0	18:00	8	0	0	0	0	8
6:15	1	0	0	0	0	1	18:15	10	0	0	0	0	10
6:30	0	0	0	0	0	0	18:30	16	0	0	0	0	16
6:45	1	0	0	0	0	1	18:45	9	0	0	0	0	9
7:00	2	0	0	0	0	2	19:00	8	0	0	0	0	8
7:15	10	0	0	0	0	10	19:15	17	0	0	0	0	17
7:30	18	0	0	0	0	18	19:30	13	0	0	0	0	13
7:45	16	0	0	0	0	16	19:45	4	0	0	0	0	4
8:00	10	0	0	0	0	10	20:00	16	0	0	0	0	16
8:15	10	0	0	0	0	10	20:15	5	0	0	0	0	5
8:30	6	0	0	0	0	6	20:30	13	0	0	0	0	13
8:45	7	0	0	0	0	7	20:45	11	0	0	0	0	11
9:00	5	0	0	0	0	5	21:00	9	0	0	0	0	9
9:15	6	0	0	0	0	6	21:15	11	0	0	0	0	11
9:30	5	0	0	0	0	5	21:30	5	0	0	0	0	5
9:45	4	0	0	0	0	4	21:45	8	0	0	0	0	8
10:00	6	0	0	0	0	6	22:00	8	0	0	0	0	8
10:15	4	1	0	0	0	5	22:15	2	0	0	0	0	2
10:30	3	1	0	0	0	4	22:30	1	0	0	0	0	1
10:45	1	0	0	0	0	1	22:45	6	0	0	0	0	6
11:00	2	0	0	0	0	2	23:00	4	0	0	0	0	4
11:15	3	0	0	0	0	3	23:15	2	0	0	0	0	2
11:30	4	0	0	0	0	4	23:30	0	0	0	0	0	0
11:45	8	0	0	0	0	8	23:45	4	0	0	0	0	4
TOTAL	169	2	0	0	0	171	TOTAL	438	0	1	0	0	439

AM PEAK HOUR	7:30 AM
AM PEAK VOLUME	54

AM PEAK HOUR	4:45 PM
AM PEAK VOLUME	53

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	607	2	1	0	0	610
% OF TOTAL	99.5%	0.3%	0.2%	0.0%	0.0%	100.0%
AM PEAK	54	0	0	0	0	54
PM PEAK	53	0	0	0	0	53

A13123

Study Site 3 - Vista Springs Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS77 Dwy east of Clark

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	10	0	0	0	0	10
0:15	2	0	0	0	0	2	12:15	13	0	0	0	0	13
0:30	1	0	0	0	0	1	12:30	10	0	0	0	0	10
0:45	2	0	0	0	0	2	12:45	10	1	0	0	0	11
1:00	1	0	0	0	0	1	13:00	11	0	0	0	0	11
1:15	1	0	0	0	0	1	13:15	10	0	0	0	0	10
1:30	3	0	0	0	0	3	13:30	16	0	1	0	0	17
1:45	0	0	0	0	0	0	13:45	19	0	0	0	0	19
2:00	0	0	0	0	0	0	14:00	18	0	0	0	0	18
2:15	0	0	0	0	0	0	14:15	19	0	0	0	0	19
2:30	1	0	0	0	0	1	14:30	10	0	0	0	0	10
2:45	0	0	0	0	0	0	14:45	16	0	0	0	0	16
3:00	1	0	0	0	0	1	15:00	12	0	0	0	0	12
3:15	3	0	0	0	0	3	15:15	13	0	0	0	0	13
3:30	6	0	0	0	0	6	15:30	13	0	0	0	0	13
3:45	1	0	0	0	0	1	15:45	9	0	0	0	0	9
4:00	5	0	0	0	0	5	16:00	8	0	0	0	0	8
4:15	11	0	0	0	0	11	16:15	11	0	0	0	0	11
4:30	4	0	0	0	0	4	16:30	10	0	0	0	0	10
4:45	2	0	0	0	0	2	16:45	8	0	0	0	0	8
5:00	5	0	0	0	0	5	17:00	13	0	0	0	0	13
5:15	8	0	0	0	0	8	17:15	11	0	0	0	0	11
5:30	4	0	0	0	0	4	17:30	8	0	0	0	0	8
5:45	4	0	0	0	0	4	17:45	4	0	0	0	0	4
6:00	10	0	0	0	0	10	18:00	6	0	0	0	0	6
6:15	8	0	0	0	0	8	18:15	7	0	0	0	0	7
6:30	14	0	0	0	0	14	18:30	15	0	0	0	0	15
6:45	8	0	0	0	0	8	18:45	19	1	0	0	0	20
7:00	23	0	0	0	0	23	19:00	7	0	0	0	0	7
7:15	26	0	0	0	0	26	19:15	4	0	0	0	0	4
7:30	27	0	0	0	0	27	19:30	7	0	0	0	0	7
7:45	31	0	0	0	0	31	19:45	5	0	0	0	0	5
8:00	31	0	0	0	0	31	20:00	6	0	0	0	0	6
8:15	21	0	0	0	0	21	20:15	3	0	0	0	0	3
8:30	15	0	0	0	0	15	20:30	2	0	0	0	0	2
8:45	12	0	0	0	0	12	20:45	9	0	0	0	0	9
9:00	9	0	0	0	0	9	21:00	5	0	0	0	0	5
9:15	11	0	0	0	0	11	21:15	7	0	0	0	0	7
9:30	8	0	0	0	0	8	21:30	9	0	0	0	0	9
9:45	12	0	0	0	0	12	21:45	7	0	0	0	0	7
10:00	13	1	0	0	0	14	22:00	6	0	0	0	0	6
10:15	4	1	0	0	0	5	22:15	4	0	0	0	0	4
10:30	8	0	0	0	0	8	22:30	5	0	0	0	0	5
10:45	6	1	0	0	0	7	22:45	0	0	0	0	0	0
11:00	8	0	0	0	0	8	23:00	1	0	0	0	0	1
11:15	6	1	0	0	0	7	23:15	2	0	0	0	0	2
11:30	9	0	0	0	0	9	23:30	0	0	0	0	0	0
11:45	12	0	0	0	0	12	23:45	0	0	0	0	0	0
TOTAL	398	4	0	0	0	402	TOTAL	418	2	1	0	0	421

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	115

AM PEAK HOUR	1:30 PM
AM PEAK VOLUME	73

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	816	6	1	0	0	823
% OF TOTAL	99.1%	0.7%	0.1%	0.0%	0.0%	100.0%
AM PEAK	115	0	0	0	0	115
PM PEAK	42	0	0	0	0	42

A021323

Study Site 3 - Vista Springs Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS78 Dwy north of Box Springs

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	8	0	0	0	0	8	12:00	9	0	0	0	0	9
0:15	5	0	0	0	0	5	12:15	15	0	0	0	0	15
0:30	1	0	0	0	0	1	12:30	17	1	1	0	0	19
0:45	3	0	0	0	0	3	12:45	12	1	0	0	0	13
1:00	1	0	0	0	0	1	13:00	14	0	0	0	0	14
1:15	5	0	0	0	0	5	13:15	16	0	1	0	0	17
1:30	2	0	0	0	0	2	13:30	9	1	0	0	0	10
1:45	4	0	0	0	0	4	13:45	8	0	0	0	0	8
2:00	3	0	0	0	0	3	14:00	20	0	0	0	0	20
2:15	3	0	0	0	0	3	14:15	22	0	0	0	0	22
2:30	2	0	0	0	0	2	14:30	20	0	0	0	0	20
2:45	0	0	0	0	0	0	14:45	11	0	0	0	0	11
3:00	0	0	0	0	0	0	15:00	15	0	0	0	0	15
3:15	1	0	0	0	0	1	15:15	29	0	0	0	0	29
3:30	0	0	0	0	0	0	15:30	27	0	0	0	0	27
3:45	0	0	0	0	0	0	15:45	13	0	0	0	0	13
4:00	3	0	0	0	0	3	16:00	19	0	0	0	0	19
4:15	2	0	0	0	0	2	16:15	21	0	0	0	0	21
4:30	1	0	0	0	0	1	16:30	26	0	0	0	0	26
4:45	2	0	0	0	0	2	16:45	13	0	0	0	0	13
5:00	2	0	0	0	0	2	17:00	23	0	0	0	0	23
5:15	2	0	0	0	0	2	17:15	21	0	0	0	0	21
5:30	1	0	0	0	0	1	17:30	13	0	0	0	0	13
5:45	3	0	0	0	0	3	17:45	17	0	0	0	0	17
6:00	3	0	0	0	0	3	18:00	19	0	0	0	0	19
6:15	0	0	0	0	0	0	18:15	20	0	0	0	0	20
6:30	6	0	0	0	0	6	18:30	16	0	0	0	0	16
6:45	6	0	0	0	0	6	18:45	13	1	0	0	0	14
7:00	7	0	0	0	0	7	19:00	23	0	0	0	0	23
7:15	5	0	0	0	0	5	19:15	16	0	0	0	0	16
7:30	6	0	0	0	0	6	19:30	19	0	0	0	0	19
7:45	14	0	0	0	0	14	19:45	34	0	0	0	0	34
8:00	16	0	0	0	0	16	20:00	15	0	0	0	0	15
8:15	10	0	0	0	0	10	20:15	20	0	0	0	0	20
8:30	20	0	0	0	0	20	20:30	17	0	0	0	0	17
8:45	14	0	0	0	0	14	20:45	21	0	0	0	0	21
9:00	8	0	0	0	0	8	21:00	16	0	0	0	0	16
9:15	5	0	0	0	0	5	21:15	13	0	0	0	0	13
9:30	8	0	0	0	0	8	21:30	7	0	0	0	0	7
9:45	12	1	0	0	0	13	21:45	7	0	0	0	0	7
10:00	12	0	0	0	0	12	22:00	11	0	0	0	0	11
10:15	10	2	0	0	0	12	22:15	3	0	0	0	0	3
10:30	10	2	0	0	0	12	22:30	12	0	0	0	0	12
10:45	8	0	0	0	0	8	22:45	5	0	0	0	0	5
11:00	13	0	0	0	0	13	23:00	7	0	0	0	0	7
11:15	13	1	0	0	0	14	23:15	6	0	0	0	0	6
11:30	13	1	0	0	0	14	23:30	8	0	0	0	0	8
11:45	12	0	0	0	0	12	23:45	10	0	0	0	0	10
TOTAL	285	7	0	0	0	292	TOTAL	748	4	2	0	0	754

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	60

AM PEAK HOUR	7:00 PM
AM PEAK VOLUME	92

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	1,033	11	2	0	0	1,046
% OF TOTAL	98.8%	1.1%	0.2%	0.0%	0.0%	100.0%
AM PEAK	60	0	0	0	0	60
PM PEAK	83	0	0	0	0	83

A13123

Study Site 3 - Vista Springs Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS78 Dwy north of Box Springs

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	7	0	0	0	0	7	12:00	14	0	0	0	0	14
0:15	8	0	0	0	0	8	12:15	18	0	0	0	0	18
0:30	1	0	0	0	0	1	12:30	9	0	0	0	0	9
0:45	0	0	0	0	0	0	12:45	17	0	0	0	0	17
1:00	0	0	0	0	0	0	13:00	14	1	0	0	0	15
1:15	2	0	0	0	0	2	13:15	8	0	0	0	0	8
1:30	4	0	0	0	0	4	13:30	8	1	1	0	0	10
1:45	0	0	0	0	0	0	13:45	13	0	0	0	0	13
2:00	6	0	0	0	0	6	14:00	12	0	0	0	0	12
2:15	1	0	0	0	0	1	14:15	9	0	0	0	0	9
2:30	1	0	0	0	0	1	14:30	11	0	1	0	0	12
2:45	2	0	0	0	0	2	14:45	20	0	0	0	0	20
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	1	0	0	0	0	1	15:15	20	0	0	0	0	20
3:30	1	0	0	0	0	1	15:30	9	0	0	0	0	9
3:45	0	0	0	0	0	0	15:45	13	0	0	0	0	13
4:00	4	0	0	0	0	4	16:00	16	0	0	0	0	16
4:15	11	0	0	0	0	11	16:15	18	0	0	0	0	18
4:30	14	0	0	0	0	14	16:30	16	0	0	0	0	16
4:45	3	0	0	0	0	3	16:45	19	0	0	0	0	19
5:00	4	0	0	0	0	4	17:00	14	0	0	0	0	14
5:15	5	0	0	0	0	5	17:15	16	0	0	0	0	16
5:30	5	0	0	0	0	5	17:30	18	0	0	0	0	18
5:45	14	0	0	0	0	14	17:45	12	0	0	0	0	12
6:00	8	0	0	0	0	8	18:00	5	0	0	0	0	5
6:15	11	0	0	0	0	11	18:15	9	0	0	0	0	9
6:30	11	0	0	0	0	11	18:30	18	0	0	0	0	18
6:45	9	0	0	0	0	9	18:45	9	0	0	0	0	9
7:00	29	0	0	0	0	29	19:00	6	0	0	0	0	6
7:15	17	0	0	0	0	17	19:15	16	0	0	0	0	16
7:30	12	0	0	0	0	12	19:30	2	0	0	0	0	2
7:45	30	0	0	0	0	30	19:45	9	0	0	0	0	9
8:00	16	0	0	0	0	16	20:00	4	0	0	0	0	4
8:15	9	0	0	0	0	9	20:15	10	0	0	0	0	10
8:30	11	0	0	0	0	11	20:30	10	0	0	0	0	10
8:45	15	0	0	0	0	15	20:45	4	0	0	0	0	4
9:00	7	0	0	0	0	7	21:00	8	0	0	0	0	8
9:15	11	0	0	0	0	11	21:15	7	0	0	0	0	7
9:30	12	0	0	0	0	12	21:30	3	0	0	0	0	3
9:45	14	0	0	0	0	14	21:45	2	0	0	0	0	2
10:00	17	0	0	0	0	17	22:00	2	0	0	0	0	2
10:15	9	0	0	0	0	9	22:15	1	0	0	0	0	1
10:30	14	2	0	0	0	16	22:30	3	0	0	0	0	3
10:45	8	1	0	0	0	9	22:45	4	0	0	0	0	4
11:00	7	0	0	0	0	7	23:00	1	0	0	0	0	1
11:15	8	0	0	0	0	8	23:15	2	0	0	0	0	2
11:30	9	0	0	0	0	9	23:30	0	0	0	0	0	0
11:45	10	1	0	0	0	11	23:45	1	0	0	0	0	1
TOTAL	398	4	0	0	0	402	TOTAL	466	2	2	0	0	470

AM PEAK HOUR	7:00 AM
AM PEAK VOLUME	88

AM PEAK HOUR	4:00 PM
AM PEAK VOLUME	69

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	864	6	2	0	0	872
% OF TOTAL	99.1%	0.7%	0.2%	0.0%	0.0%	100.0%
AM PEAK	88	0	0	0	0	88
PM PEAK	69	0	0	0	0	69

A021323

Study Site 4 - Vesada Aparment Homes

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS73 Southern Dwy east of Country Village.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	0	0	0	0	0	0
0:15	0	0	0	0	0	0	12:15	0	0	0	0	0	0
0:30	0	0	0	0	0	0	12:30	0	0	0	0	0	0
0:45	0	0	0	0	0	0	12:45	0	0	0	0	0	0
1:00	0	0	0	0	0	0	13:00	0	0	0	0	0	0
1:15	0	0	0	0	0	0	13:15	0	0	0	0	0	0
1:30	0	0	0	0	0	0	13:30	0	0	0	0	0	0
1:45	0	0	0	0	0	0	13:45	0	0	0	0	0	0
2:00	0	0	0	0	0	0	14:00	0	0	0	0	0	0
2:15	0	0	0	0	0	0	14:15	0	0	0	0	0	0
2:30	0	0	0	0	0	0	14:30	0	0	0	0	0	0
2:45	0	0	0	0	0	0	14:45	0	0	0	0	0	0
3:00	0	0	0	0	0	0	15:00	0	0	0	0	0	0
3:15	0	0	0	0	0	0	15:15	0	0	0	0	0	0
3:30	0	0	0	0	0	0	15:30	0	0	0	0	0	0
3:45	0	0	0	0	0	0	15:45	0	0	0	0	0	0
4:00	0	0	0	0	0	0	16:00	0	0	0	0	0	0
4:15	0	0	0	0	0	0	16:15	0	0	0	0	0	0
4:30	0	0	0	0	0	0	16:30	0	0	0	0	0	0
4:45	0	0	0	0	0	0	16:45	0	0	0	0	0	0
5:00	0	0	0	0	0	0	17:00	0	0	0	0	0	0
5:15	0	0	0	0	0	0	17:15	0	0	0	0	0	0
5:30	0	0	0	0	0	0	17:30	0	0	0	0	0	0
5:45	0	0	0	0	0	0	17:45	0	0	0	0	0	0
6:00	0	0	0	0	0	0	18:00	0	0	0	0	0	0
6:15	0	0	0	0	0	0	18:15	0	0	0	0	0	0
6:30	0	0	0	0	0	0	18:30	0	0	0	0	0	0
6:45	0	0	0	0	0	0	18:45	0	0	0	0	0	0
7:00	0	0	0	0	0	0	19:00	0	0	0	0	0	0
7:15	0	0	0	0	0	0	19:15	0	0	0	0	0	0
7:30	0	0	0	0	0	0	19:30	0	0	0	0	0	0
7:45	0	0	0	0	0	0	19:45	0	0	0	0	0	0
8:00	0	0	0	0	0	0	20:00	0	0	0	0	0	0
8:15	0	0	0	0	0	0	20:15	0	0	0	0	0	0
8:30	0	0	0	0	0	0	20:30	0	0	0	0	0	0
8:45	0	0	0	0	0	0	20:45	0	0	0	0	0	0
9:00	0	0	0	0	0	0	21:00	0	0	0	0	0	0
9:15	0	0	0	0	0	0	21:15	0	0	0	0	0	0
9:30	0	0	0	0	0	0	21:30	0	0	0	0	0	0
9:45	0	0	0	0	0	0	21:45	0	0	0	0	0	0
10:00	0	0	0	0	0	0	22:00	0	0	0	0	0	0
10:15	0	0	0	0	0	0	22:15	0	0	0	0	0	0
10:30	0	0	0	0	0	0	22:30	0	0	0	0	0	0
10:45	0	0	0	0	0	0	22:45	0	0	0	0	0	0
11:00	0	0	0	0	0	0	23:00	0	0	0	0	0	0
11:15	0	0	0	0	0	0	23:15	0	0	0	0	0	0
11:30	0	0	0	0	0	0	23:30	0	0	0	0	0	0
11:45	0	0	0	0	0	0	23:45	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	TOTAL	0	0	0	0	0	0

AM PEAK HOUR	11:45 AM	AM PEAK HOUR	11:45 PM
AM PEAK VOLUME	0	AM PEAK VOLUME	0

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	0	0	0	0	0	0
% OF TOTAL	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
AM PEAK	0	0	0	0	0	0
PM PEAK	0	0	0	0	0	0

A13123

Study Site 4 - Vesada Aparment Homes

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS73 Southern Dwy east of Country Village.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	1	0	0	0	0	1
0:15	0	0	0	0	0	0	12:15	3	0	0	0	0	3
0:30	1	0	0	0	0	1	12:30	2	0	0	0	0	2
0:45	1	0	0	0	0	1	12:45	3	0	0	0	0	3
1:00	0	0	0	0	0	0	13:00	0	0	0	0	0	0
1:15	1	0	0	0	0	1	13:15	0	0	0	0	0	0
1:30	0	0	0	0	0	0	13:30	6	0	0	0	0	6
1:45	0	0	0	0	0	0	13:45	0	0	0	0	0	0
2:00	0	0	0	0	0	0	14:00	2	0	0	0	0	2
2:15	0	0	0	0	0	0	14:15	5	0	0	0	0	5
2:30	0	0	0	0	0	0	14:30	4	1	0	0	0	5
2:45	0	0	0	0	0	0	14:45	1	0	0	0	0	1
3:00	0	0	0	0	0	0	15:00	2	0	0	0	0	2
3:15	4	0	0	0	0	4	15:15	1	0	0	0	0	1
3:30	5	0	0	0	0	5	15:30	1	0	0	0	0	1
3:45	1	0	0	0	0	1	15:45	0	0	0	0	0	0
4:00	3	0	0	0	0	3	16:00	1	0	0	0	0	1
4:15	0	0	0	0	0	0	16:15	5	0	0	0	0	5
4:30	1	0	0	0	0	1	16:30	1	0	0	0	0	1
4:45	2	0	0	0	0	2	16:45	0	0	0	0	0	0
5:00	0	0	0	0	0	0	17:00	1	0	0	0	0	1
5:15	3	0	0	0	0	3	17:15	2	0	0	0	0	2
5:30	1	0	0	0	0	1	17:30	0	0	0	0	0	0
5:45	2	0	0	0	0	2	17:45	2	0	0	0	0	2
6:00	3	0	0	0	0	3	18:00	1	0	0	0	0	1
6:15	1	0	0	0	0	1	18:15	1	0	0	0	0	1
6:30	3	0	0	0	0	3	18:30	1	0	0	0	0	1
6:45	1	0	0	0	0	1	18:45	1	0	0	0	0	1
7:00	3	0	0	0	0	3	19:00	3	0	0	0	0	3
7:15	1	0	0	0	0	1	19:15	0	0	0	0	0	0
7:30	2	0	0	0	0	2	19:30	3	0	0	0	0	3
7:45	3	0	0	0	0	3	19:45	1	0	0	0	0	1
8:00	3	0	0	0	0	3	20:00	1	0	0	0	0	1
8:15	1	0	0	0	0	1	20:15	0	0	0	0	0	0
8:30	0	0	0	0	0	0	20:30	2	0	0	0	0	2
8:45	0	0	0	0	0	0	20:45	2	0	0	0	0	2
9:00	2	0	0	0	0	2	21:00	2	0	0	0	0	2
9:15	3	0	0	0	0	3	21:15	3	0	0	0	0	3
9:30	1	0	0	0	0	1	21:30	4	0	0	0	0	4
9:45	4	0	0	0	0	4	21:45	0	0	0	0	0	0
10:00	3	0	0	0	0	3	22:00	3	0	0	0	0	3
10:15	0	0	0	0	0	0	22:15	2	0	0	0	0	2
10:30	2	0	0	0	0	2	22:30	2	0	0	0	0	2
10:45	1	0	0	0	0	1	22:45	1	0	0	0	0	1
11:00	2	0	0	0	0	2	23:00	1	0	0	0	0	1
11:15	1	0	0	0	0	1	23:15	1	0	0	0	0	1
11:30	0	0	0	0	0	0	23:30	0	0	0	0	0	0
11:45	3	0	0	0	0	3	23:45	0	0	0	0	0	0
TOTAL	69	0	0	0	0	69	TOTAL	78	1	0	0	0	79

AM PEAK HOUR	3:15 AM
AM PEAK VOLUME	13

AM PEAK HOUR	2:15 PM
AM PEAK VOLUME	13

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	147	1	0	0	0	148
% OF TOTAL	99.3%	0.7%	0.0%	0.0%	0.0%	100.0%
AM PEAK	9	0	0	0	0	9
PM PEAK	7	0	0	0	0	7

A021323

Study Site 4 - Vesada Aparment Homes

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS74 Northern Dwy east of Country Village.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	5	0	0	0	0	5	12:00	33	0	0	0	0	33
0:15	10	0	0	0	0	10	12:15	33	1	0	0	0	34
0:30	5	0	0	0	0	5	12:30	36	1	0	0	0	37
0:45	4	0	0	0	0	4	12:45	37	0	1	0	0	38
1:00	7	0	0	0	0	7	13:00	34	0	0	0	0	34
1:15	6	0	0	0	0	6	13:15	36	0	0	0	0	36
1:30	1	0	0	0	0	1	13:30	32	0	0	0	0	32
1:45	5	0	0	0	0	5	13:45	34	2	0	0	0	36
2:00	6	0	0	0	0	6	14:00	33	0	0	0	0	33
2:15	3	0	0	0	0	3	14:15	26	2	0	0	0	28
2:30	1	0	0	0	0	1	14:30	34	0	0	0	0	34
2:45	5	0	0	0	0	5	14:45	39	0	0	0	0	39
3:00	2	0	0	0	0	2	15:00	49	0	0	0	0	49
3:15	2	0	0	0	0	2	15:15	39	0	0	0	0	39
3:30	7	0	0	0	0	7	15:30	26	0	0	0	0	26
3:45	8	0	0	0	0	8	15:45	65	0	0	0	0	65
4:00	3	0	0	0	0	3	16:00	49	0	0	0	0	49
4:15	6	0	0	0	0	6	16:15	59	1	0	0	0	60
4:30	4	0	0	0	0	4	16:30	74	0	0	0	0	74
4:45	7	0	0	0	0	7	16:45	52	0	0	0	0	52
5:00	6	0	0	0	0	6	17:00	47	0	0	0	0	47
5:15	6	0	0	0	0	6	17:15	51	0	0	0	0	51
5:30	3	0	0	0	0	3	17:30	50	0	0	0	0	50
5:45	7	0	0	0	0	7	17:45	55	0	0	0	0	55
6:00	5	0	0	0	0	5	18:00	60	0	0	0	0	60
6:15	15	0	0	0	0	15	18:15	52	0	0	0	0	52
6:30	13	0	0	0	0	13	18:30	44	0	0	0	0	44
6:45	11	0	0	0	0	11	18:45	51	2	0	0	0	53
7:00	19	0	0	0	0	19	19:00	42	0	0	0	0	42
7:15	16	0	0	0	0	16	19:15	26	0	0	0	0	26
7:30	14	0	0	0	0	14	19:30	46	0	0	0	0	46
7:45	34	0	0	0	0	34	19:45	42	0	0	0	0	42
8:00	30	0	0	0	0	30	20:00	44	0	0	0	0	44
8:15	39	0	0	0	0	39	20:15	35	0	0	0	0	35
8:30	28	0	0	0	0	28	20:30	29	0	0	0	0	29
8:45	27	0	0	0	0	27	20:45	33	0	0	0	0	33
9:00	22	0	0	0	0	22	21:00	31	0	0	0	0	31
9:15	21	0	0	0	0	21	21:15	27	0	0	0	0	27
9:30	20	2	0	0	0	22	21:30	27	0	0	0	0	27
9:45	24	2	0	0	0	26	21:45	27	0	0	0	0	27
10:00	19	1	0	0	0	20	22:00	22	0	0	0	0	22
10:15	17	1	0	0	0	18	22:15	24	0	0	0	0	24
10:30	21	0	0	0	0	21	22:30	21	0	0	0	0	21
10:45	12	0	0	0	0	12	22:45	22	0	0	0	0	22
11:00	31	0	1	0	0	32	23:00	12	0	0	0	0	12
11:15	28	0	0	0	0	28	23:15	11	0	0	0	0	11
11:30	21	1	0	0	0	22	23:30	9	0	0	0	0	9
11:45	23	2	0	0	0	25	23:45	7	0	0	0	0	7
TOTAL	629	9	1	0	0	639	TOTAL	1,767	9	1	0	0	1,777

AM PEAK HOUR	7:45 AM
AM PEAK VOLUME	131

AM PEAK HOUR	3:45 PM
AM PEAK VOLUME	248

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	2,396	18	2	0	0	2,416
% OF TOTAL	99.2%	0.7%	0.1%	0.0%	0.0%	100.0%
AM PEAK	131	0	0	0	0	131
PM PEAK	234	1	0	0	0	235

A13123

Study Site 4 - Vesada Aparment Homes

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS74 Northern Dwy east of Country Village.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	27	2	0	0	0	29
0:15	4	0	0	0	0	4	12:15	33	0	0	0	0	33
0:30	2	0	0	0	0	2	12:30	34	2	0	0	0	36
0:45	3	0	0	0	0	3	12:45	28	1	0	0	0	29
1:00	2	0	0	0	0	2	13:00	29	0	1	0	0	30
1:15	3	0	0	0	0	3	13:15	44	0	0	0	0	44
1:30	5	0	0	0	0	5	13:30	38	1	0	0	0	39
1:45	3	0	0	0	0	3	13:45	29	1	0	0	0	30
2:00	2	0	0	0	0	2	14:00	24	2	0	0	0	26
2:15	5	0	0	0	0	5	14:15	22	0	0	0	0	22
2:30	1	0	0	0	0	1	14:30	25	1	0	0	0	26
2:45	2	0	0	0	0	2	14:45	35	0	0	0	0	35
3:00	5	0	0	0	0	5	15:00	31	0	0	0	0	31
3:15	4	0	0	0	0	4	15:15	21	0	0	0	0	21
3:30	16	0	0	0	0	16	15:30	29	0	0	0	0	29
3:45	6	0	0	0	0	6	15:45	29	0	0	0	0	29
4:00	17	0	0	0	0	17	16:00	26	0	0	0	0	26
4:15	6	0	0	0	0	6	16:15	29	0	0	0	0	29
4:30	17	0	0	0	0	17	16:30	29	1	0	0	0	30
4:45	20	2	0	0	0	22	16:45	31	0	0	0	0	31
5:00	19	1	0	0	0	20	17:00	30	0	0	0	0	30
5:15	14	0	0	0	0	14	17:15	34	0	0	0	0	34
5:30	14	0	0	0	0	14	17:30	38	0	0	0	0	38
5:45	17	0	0	0	0	17	17:45	36	0	0	0	0	36
6:00	18	0	0	0	0	18	18:00	37	0	0	0	0	37
6:15	38	0	0	0	0	38	18:15	41	0	0	0	0	41
6:30	34	0	0	0	0	34	18:30	31	0	0	0	0	31
6:45	46	0	0	0	0	46	18:45	21	0	0	0	0	21
7:00	46	0	0	0	0	46	19:00	31	0	0	0	0	31
7:15	82	0	0	0	0	82	19:15	24	0	0	0	0	24
7:30	56	0	0	0	0	56	19:30	40	1	0	0	0	41
7:45	52	0	0	0	0	52	19:45	32	0	0	0	0	32
8:00	48	0	0	0	0	48	20:00	30	0	0	0	0	30
8:15	59	1	0	0	0	60	20:15	17	0	0	0	0	17
8:30	26	0	0	0	0	26	20:30	17	0	0	0	0	17
8:45	32	1	0	0	0	33	20:45	19	0	0	0	0	19
9:00	27	0	0	0	0	27	21:00	15	0	0	0	0	15
9:15	26	0	0	0	0	26	21:15	14	0	0	0	0	14
9:30	31	1	0	0	0	32	21:30	12	0	0	0	0	12
9:45	36	0	0	0	0	36	21:45	19	0	0	0	0	19
10:00	28	0	0	0	0	28	22:00	13	0	0	0	0	13
10:15	32	1	0	0	0	33	22:15	15	0	0	0	0	15
10:30	32	0	0	0	0	32	22:30	11	0	0	0	0	11
10:45	23	0	0	0	0	23	22:45	10	0	0	0	0	10
11:00	29	0	0	0	0	29	23:00	5	0	0	0	0	5
11:15	25	0	0	0	0	25	23:15	7	0	0	0	0	7
11:30	32	0	1	0	0	33	23:30	10	0	0	0	0	10
11:45	33	2	0	0	0	35	23:45	3	0	0	0	0	3
TOTAL	1,080	9	1	0	0	1,090	TOTAL	1,205	12	1	0	0	1,218

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	238

AM PEAK HOUR	5:30 PM
AM PEAK VOLUME	152

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	2,285	21	2	0	0	2,308
% OF TOTAL	99.0%	0.9%	0.1%	0.0%	0.0%	100.0%
AM PEAK	238	0	0	0	0	238
PM PEAK	138	0	0	0	0	138

A021323

Study Site 5 - Morning Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS84 Northern Dwy east of Milky Way.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	4	0	0	0	0	4	12:00	9	0	0	0	0	9
0:15	1	0	0	0	0	1	12:15	3	0	0	0	0	3
0:30	1	0	0	0	0	1	12:30	4	0	0	0	0	4
0:45	0	0	0	0	0	0	12:45	9	0	0	0	0	9
1:00	1	0	0	0	0	1	13:00	4	0	0	0	0	4
1:15	0	0	0	0	0	0	13:15	5	1	0	0	0	6
1:30	1	0	0	0	0	1	13:30	9	0	0	0	0	9
1:45	0	0	0	0	0	0	13:45	8	0	0	0	0	8
2:00	0	0	0	0	0	0	14:00	8	0	0	0	0	8
2:15	0	0	0	0	0	0	14:15	7	1	0	0	0	8
2:30	0	0	0	0	0	0	14:30	12	0	0	0	0	12
2:45	0	0	0	0	0	0	14:45	13	0	0	0	0	13
3:00	1	0	0	0	0	1	15:00	7	0	0	0	0	7
3:15	1	0	0	0	0	1	15:15	7	0	0	0	0	7
3:30	0	0	0	0	0	0	15:30	9	0	0	0	0	9
3:45	0	0	0	0	0	0	15:45	18	0	0	0	0	18
4:00	1	0	0	0	0	1	16:00	6	0	0	0	0	6
4:15	1	0	0	0	0	1	16:15	18	0	0	0	0	18
4:30	0	0	0	0	0	0	16:30	11	0	0	0	0	11
4:45	0	0	0	0	0	0	16:45	15	0	0	0	0	15
5:00	0	0	0	0	0	0	17:00	8	0	0	0	0	8
5:15	2	0	0	0	0	2	17:15	12	0	0	0	0	12
5:30	0	0	0	0	0	0	17:30	6	0	0	0	0	6
5:45	1	0	0	0	0	1	17:45	15	0	0	0	0	15
6:00	0	0	0	0	0	0	18:00	6	0	0	0	0	6
6:15	1	0	0	0	0	1	18:15	8	0	0	0	0	8
6:30	2	0	0	0	0	2	18:30	6	0	0	0	0	6
6:45	2	0	0	0	0	2	18:45	8	0	0	0	0	8
7:00	1	0	0	0	0	1	19:00	6	0	0	0	0	6
7:15	3	0	0	0	0	3	19:15	10	0	0	0	0	10
7:30	5	0	0	0	0	5	19:30	8	0	0	0	0	8
7:45	5	0	0	1	0	6	19:45	6	0	0	0	0	6
8:00	8	0	0	0	0	8	20:00	9	0	0	0	0	9
8:15	4	1	0	0	0	5	20:15	12	0	0	0	0	12
8:30	4	0	0	0	0	4	20:30	10	0	0	0	0	10
8:45	7	0	0	0	0	7	20:45	8	0	0	0	0	8
9:00	3	0	0	0	0	3	21:00	8	0	0	0	0	8
9:15	1	0	0	0	0	1	21:15	8	0	0	0	0	8
9:30	3	0	0	0	0	3	21:30	2	0	0	0	0	2
9:45	4	0	0	0	0	4	21:45	7	0	0	0	0	7
10:00	2	0	0	0	0	2	22:00	4	0	0	0	0	4
10:15	4	0	0	0	0	4	22:15	2	0	0	0	0	2
10:30	3	0	0	0	0	3	22:30	4	0	0	0	0	4
10:45	4	0	0	0	0	4	22:45	4	0	0	0	0	4
11:00	2	0	0	0	0	2	23:00	4	0	0	0	0	4
11:15	8	0	0	0	0	8	23:15	1	0	0	0	0	1
11:30	5	0	0	0	0	5	23:30	2	0	0	0	0	2
11:45	5	0	0	0	0	5	23:45	1	0	0	0	0	1
TOTAL	101	1	0	1	0	103	TOTAL	367	2	0	0	0	369

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	24

AM PEAK HOUR	3:45 PM
AM PEAK VOLUME	53

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	468	3	0	1	0	472
% OF TOTAL	99.2%	0.6%	0.0%	0.2%	0.0%	100.0%
AM PEAK	23	1	0	0	0	24
PM PEAK	52	0	0	0	0	52

A13123

Study Site 5 - Morning Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS84 Northern Dwy east of Milky Way.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	6	0	0	0	0	6
0:15	0	0	0	0	0	0	12:15	11	1	0	0	0	12
0:30	0	0	0	0	0	0	12:30	3	0	0	0	0	3
0:45	2	0	0	0	0	2	12:45	10	1	0	0	0	11
1:00	0	0	0	0	0	0	13:00	7	0	0	0	0	7
1:15	3	0	0	0	0	3	13:15	9	0	0	0	0	9
1:30	1	0	0	0	0	1	13:30	4	2	0	0	0	6
1:45	0	0	0	0	0	0	13:45	11	0	0	0	0	11
2:00	0	0	0	0	0	0	14:00	7	0	0	0	0	7
2:15	1	0	0	0	0	1	14:15	8	0	0	0	0	8
2:30	0	0	0	0	0	0	14:30	13	0	0	0	0	13
2:45	0	0	0	0	0	0	14:45	8	1	0	0	0	9
3:00	1	0	0	0	0	1	15:00	7	0	0	0	0	7
3:15	2	0	0	0	0	2	15:15	6	0	0	0	0	6
3:30	3	0	0	0	0	3	15:30	12	0	0	0	0	12
3:45	1	0	0	0	0	1	15:45	5	0	0	0	0	5
4:00	0	0	0	0	0	0	16:00	19	0	0	0	0	19
4:15	3	0	0	0	0	3	16:15	6	0	0	0	0	6
4:30	3	0	0	0	0	3	16:30	4	0	0	0	0	4
4:45	2	0	0	0	0	2	16:45	9	0	0	0	0	9
5:00	2	0	0	0	0	2	17:00	4	0	0	0	0	4
5:15	3	0	0	0	0	3	17:15	5	1	0	0	0	6
5:30	10	0	0	0	0	10	17:30	11	0	0	0	0	11
5:45	9	0	0	0	0	9	17:45	15	0	0	0	0	15
6:00	3	0	0	0	0	3	18:00	10	0	0	0	0	10
6:15	12	0	0	0	0	12	18:15	5	0	0	0	0	5
6:30	12	0	0	0	0	12	18:30	10	0	0	0	0	10
6:45	5	0	0	0	0	5	18:45	7	0	0	0	0	7
7:00	10	0	0	0	0	10	19:00	3	0	0	0	0	3
7:15	19	0	0	0	0	19	19:15	2	0	0	0	0	2
7:30	13	0	0	0	0	13	19:30	5	0	0	0	0	5
7:45	17	0	0	0	0	17	19:45	3	0	0	0	0	3
8:00	13	0	0	0	0	13	20:00	7	0	0	0	0	7
8:15	15	0	0	0	0	15	20:15	4	0	0	0	0	4
8:30	14	0	0	0	0	14	20:30	4	0	0	0	0	4
8:45	8	0	0	0	0	8	20:45	2	0	0	0	0	2
9:00	9	0	0	0	0	9	21:00	5	0	0	0	0	5
9:15	7	0	0	0	0	7	21:15	3	0	0	0	0	3
9:30	4	1	0	0	0	5	21:30	2	0	0	0	0	2
9:45	10	1	0	0	0	11	21:45	4	0	0	0	0	4
10:00	7	0	0	0	0	7	22:00	0	0	0	0	0	0
10:15	4	0	0	0	0	4	22:15	2	0	0	0	0	2
10:30	10	1	0	0	0	11	22:30	0	0	0	0	0	0
10:45	3	0	0	0	0	3	22:45	1	0	0	0	0	1
11:00	5	1	0	0	0	6	23:00	1	0	0	0	0	1
11:15	9	0	0	0	0	9	23:15	1	0	0	0	0	1
11:30	5	0	0	0	0	5	23:30	1	0	0	0	0	1
11:45	12	0	0	0	0	12	23:45	0	0	0	0	0	0
TOTAL	274	4	0	0	0	278	TOTAL	282	6	0	0	0	288

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	62

AM PEAK HOUR	5:15 PM
AM PEAK VOLUME	42

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	556	10	0	0	0	566
% OF TOTAL	98.2%	1.8%	0.0%	0.0%	0.0%	100.0%
AM PEAK	62	0	0	0	0	62
PM PEAK	38	0	0	0	0	38

A021323

Study Site 5 - Morning Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS85 Middle Dwy east of Milky Way.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	3	0	0	0	0	3	12:00	10	0	0	0	0	10
0:15	3	0	0	0	0	3	12:15	10	0	0	0	0	10
0:30	0	0	0	0	0	0	12:30	14	0	0	0	0	14
0:45	0	0	0	0	0	0	12:45	12	0	0	0	0	12
1:00	0	0	0	0	0	0	13:00	12	1	0	0	0	13
1:15	2	0	0	0	0	2	13:15	12	1	0	0	0	13
1:30	6	0	0	0	0	6	13:30	11	0	0	0	0	11
1:45	0	0	0	0	0	0	13:45	8	0	0	0	0	8
2:00	2	0	0	0	0	2	14:00	11	1	0	0	0	12
2:15	1	0	0	0	0	1	14:15	6	0	0	0	0	6
2:30	0	0	0	0	0	0	14:30	10	0	0	0	0	10
2:45	1	0	0	0	0	1	14:45	13	0	0	0	0	13
3:00	0	0	0	0	0	0	15:00	15	0	0	0	0	15
3:15	0	0	0	0	0	0	15:15	10	0	0	0	0	10
3:30	0	0	0	0	0	0	15:30	10	0	0	0	0	10
3:45	0	0	0	0	0	0	15:45	18	0	0	0	0	18
4:00	0	0	0	0	0	0	16:00	18	0	0	0	0	18
4:15	1	0	0	0	0	1	16:15	19	0	0	0	0	19
4:30	0	0	0	0	0	0	16:30	20	0	0	0	0	20
4:45	1	0	0	0	0	1	16:45	18	1	0	0	0	19
5:00	1	0	0	0	0	1	17:00	20	0	0	0	0	20
5:15	0	0	0	0	0	0	17:15	19	0	0	0	0	19
5:30	1	0	0	0	0	1	17:30	19	0	0	0	0	19
5:45	0	0	0	0	0	0	17:45	17	0	0	0	0	17
6:00	2	0	0	0	0	2	18:00	11	0	0	0	0	11
6:15	2	0	0	0	0	2	18:15	30	0	0	0	0	30
6:30	4	0	0	0	0	4	18:30	15	0	0	0	0	15
6:45	2	0	0	0	0	2	18:45	18	0	0	0	0	18
7:00	3	0	0	0	0	3	19:00	23	3	0	0	0	26
7:15	3	0	0	0	0	3	19:15	10	0	0	0	0	10
7:30	9	0	0	0	0	9	19:30	19	0	0	0	0	19
7:45	9	0	0	0	0	9	19:45	10	0	0	0	0	10
8:00	5	0	0	0	0	5	20:00	11	0	0	0	0	11
8:15	13	0	0	0	0	13	20:15	6	0	0	0	0	6
8:30	4	0	0	0	0	4	20:30	9	0	0	0	0	9
8:45	9	0	0	0	0	9	20:45	6	0	0	0	0	6
9:00	2	0	0	0	0	2	21:00	7	0	0	0	0	7
9:15	3	0	0	0	0	3	21:15	4	0	0	0	0	4
9:30	9	0	0	0	0	9	21:30	8	0	0	0	0	8
9:45	7	0	0	0	0	7	21:45	2	0	0	0	0	2
10:00	5	0	0	0	0	5	22:00	4	0	0	0	0	4
10:15	3	0	0	0	0	3	22:15	1	0	0	0	0	1
10:30	6	0	0	0	0	6	22:30	1	0	0	0	0	1
10:45	8	0	0	0	0	8	22:45	6	0	0	0	0	6
11:00	6	0	0	0	0	6	23:00	7	0	0	0	0	7
11:15	13	0	0	0	0	13	23:15	1	0	0	0	0	1
11:30	11	1	0	0	0	12	23:30	4	0	0	0	0	4
11:45	7	0	0	0	0	7	23:45	0	0	0	0	0	0
TOTAL	167	1	0	0	0	168	TOTAL	545	7	0	0	0	552

AM PEAK HOUR	10:45 AM
AM PEAK VOLUME	39

AM PEAK HOUR	6:15 PM
AM PEAK VOLUME	89

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	712	8	0	0	0	720
% OF TOTAL	98.9%	1.1%	0.0%	0.0%	0.0%	100.0%
AM PEAK	31	0	0	0	0	31
PM PEAK	75	1	0	0	0	76

A13123

Study Site 5 - Morning Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS85 Middle Dwy east of Milky Way.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	7	0	0	0	0	7
0:15	3	0	0	0	0	3	12:15	5	0	0	0	0	5
0:30	0	0	0	0	0	0	12:30	15	0	0	0	0	15
0:45	1	0	0	0	0	1	12:45	14	0	0	0	0	14
1:00	0	0	0	0	0	0	13:00	6	1	0	0	0	7
1:15	1	0	0	0	0	1	13:15	9	2	0	0	0	11
1:30	1	0	0	0	0	1	13:30	8	0	0	0	0	8
1:45	0	0	0	0	0	0	13:45	6	1	0	0	0	7
2:00	0	0	0	0	0	0	14:00	9	0	0	0	0	9
2:15	0	0	0	0	0	0	14:15	10	1	0	0	0	11
2:30	3	0	0	0	0	3	14:30	8	0	0	0	0	8
2:45	1	0	0	0	0	1	14:45	12	2	0	0	0	14
3:00	0	0	0	0	0	0	15:00	8	0	0	0	0	8
3:15	0	0	0	0	0	0	15:15	5	0	0	0	0	5
3:30	5	0	0	0	0	5	15:30	8	0	0	0	0	8
3:45	0	0	0	0	0	0	15:45	11	0	0	0	0	11
4:00	0	0	0	0	0	0	16:00	16	1	0	0	0	17
4:15	0	0	0	0	0	0	16:15	11	0	0	0	0	11
4:30	5	2	0	0	0	7	16:30	7	0	0	0	0	7
4:45	3	0	0	0	0	3	16:45	9	0	0	0	0	9
5:00	1	0	0	0	0	1	17:00	11	0	0	0	0	11
5:15	9	0	0	0	0	9	17:15	12	0	0	0	0	12
5:30	8	2	0	0	0	10	17:30	12	0	0	0	0	12
5:45	7	2	0	0	0	9	17:45	12	0	0	0	0	12
6:00	6	0	0	0	0	6	18:00	9	0	0	0	0	9
6:15	12	0	0	0	0	12	18:15	5	0	0	0	0	5
6:30	7	0	0	0	0	7	18:30	11	0	0	0	0	11
6:45	8	0	0	0	0	8	18:45	8	0	0	0	0	8
7:00	6	0	0	0	0	6	19:00	5	0	0	0	0	5
7:15	8	0	0	0	0	8	19:15	8	0	0	0	0	8
7:30	27	3	0	0	0	30	19:30	8	0	0	0	0	8
7:45	17	0	0	0	0	17	19:45	7	0	0	0	0	7
8:00	25	0	0	0	0	25	20:00	5	0	0	0	0	5
8:15	13	0	0	0	0	13	20:15	6	0	0	0	0	6
8:30	19	0	0	0	0	19	20:30	4	0	0	0	0	4
8:45	12	0	0	0	0	12	20:45	3	0	0	0	0	3
9:00	3	0	0	0	0	3	21:00	6	0	0	0	0	6
9:15	6	0	0	0	0	6	21:15	2	0	0	0	0	2
9:30	9	0	0	0	0	9	21:30	3	0	0	0	0	3
9:45	11	0	0	0	0	11	21:45	3	0	0	0	0	3
10:00	5	0	0	0	0	5	22:00	2	0	0	0	0	2
10:15	8	0	0	0	0	8	22:15	1	0	0	0	0	1
10:30	7	0	0	0	0	7	22:30	5	0	0	0	0	5
10:45	8	0	0	0	0	8	22:45	2	0	0	0	0	2
11:00	8	0	0	0	0	8	23:00	4	0	0	0	0	4
11:15	8	0	0	0	0	8	23:15	3	0	0	0	0	3
11:30	5	0	0	0	0	5	23:30	0	0	0	0	0	0
11:45	9	0	0	0	0	9	23:45	1	0	0	0	0	1
TOTAL	295	9	0	0	0	304	TOTAL	342	8	0	0	0	350

AM PEAK HOUR	7:30 AM
AM PEAK VOLUME	85

AM PEAK HOUR	5:00 PM
AM PEAK VOLUME	47

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	637	17	0	0	0	654
% OF TOTAL	97.4%	2.6%	0.0%	0.0%	0.0%	100.0%
AM PEAK	82	3	0	0	0	85
PM PEAK	47	0	0	0	0	47

A021323

Study Site 5 - Morning Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS86 Southern Dwy east of Milky Way.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	4	0	0	0	0	4
0:15	0	0	0	0	0	0	12:15	5	0	0	0	0	5
0:30	2	0	0	0	0	2	12:30	7	1	0	0	0	8
0:45	0	0	0	0	0	0	12:45	7	1	0	0	0	8
1:00	1	0	0	0	0	1	13:00	4	0	0	0	0	4
1:15	2	0	0	0	0	2	13:15	4	0	0	0	0	4
1:30	1	0	0	0	0	1	13:30	9	2	0	0	0	11
1:45	1	0	0	0	0	1	13:45	13	1	0	0	0	14
2:00	0	0	0	0	0	0	14:00	11	0	0	0	0	11
2:15	0	0	0	0	0	0	14:15	7	1	0	0	0	8
2:30	0	0	0	0	0	0	14:30	11	0	0	0	0	11
2:45	0	0	0	0	0	0	14:45	11	2	0	0	0	13
3:00	1	0	0	0	0	1	15:00	7	0	0	0	0	7
3:15	1	0	0	0	0	1	15:15	12	1	0	0	0	13
3:30	0	0	0	0	0	0	15:30	8	0	0	0	0	8
3:45	0	0	0	0	0	0	15:45	9	0	0	0	0	9
4:00	1	0	0	0	0	1	16:00	5	0	0	0	0	5
4:15	0	0	0	0	0	0	16:15	7	0	0	0	0	7
4:30	0	0	0	0	0	0	16:30	16	0	0	0	0	16
4:45	0	0	0	0	0	0	16:45	14	0	0	0	0	14
5:00	2	0	0	0	0	2	17:00	10	0	0	0	0	10
5:15	0	0	0	0	0	0	17:15	9	1	0	0	0	10
5:30	2	0	0	0	0	2	17:30	10	1	0	0	0	11
5:45	0	0	0	0	0	0	17:45	9	0	0	0	0	9
6:00	2	0	0	0	0	2	18:00	11	0	0	0	0	11
6:15	2	0	0	0	0	2	18:15	16	0	0	0	0	16
6:30	2	0	0	0	0	2	18:30	11	0	0	0	0	11
6:45	1	0	0	0	0	1	18:45	10	0	0	0	0	10
7:00	5	0	0	0	0	5	19:00	9	0	0	0	0	9
7:15	4	0	0	0	0	4	19:15	16	0	0	0	0	16
7:30	1	3	0	0	0	4	19:30	11	0	0	0	0	11
7:45	5	0	0	0	0	5	19:45	8	0	0	0	0	8
8:00	7	0	0	0	0	7	20:00	12	0	0	0	0	12
8:15	2	0	0	0	0	2	20:15	16	0	0	0	0	16
8:30	9	0	0	0	0	9	20:30	4	0	0	0	0	4
8:45	5	0	0	0	0	5	20:45	4	0	0	0	0	4
9:00	5	0	0	0	0	5	21:00	9	0	0	0	0	9
9:15	4	0	0	0	0	4	21:15	8	0	0	0	0	8
9:30	6	0	0	0	0	6	21:30	7	0	0	0	0	7
9:45	3	1	0	0	0	4	21:45	4	0	0	0	0	4
10:00	3	0	0	0	0	3	22:00	5	0	0	0	0	5
10:15	4	0	0	0	0	4	22:15	6	0	0	0	0	6
10:30	4	0	0	0	0	4	22:30	7	0	0	0	0	7
10:45	2	1	0	0	0	3	22:45	4	0	0	0	0	4
11:00	5	0	0	0	0	5	23:00	1	0	0	0	0	1
11:15	2	0	0	0	0	2	23:15	3	0	0	0	0	3
11:30	9	0	0	0	0	9	23:30	4	0	0	0	0	4
11:45	2	0	0	0	0	2	23:45	3	0	0	0	0	3
TOTAL	109	5	0	0	0	114	TOTAL	398	11	0	0	0	409

AM PEAK HOUR	8:30 AM
AM PEAK VOLUME	23

AM PEAK HOUR	4:30 PM
AM PEAK VOLUME	50

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	507	16	0	0	0	523
% OF TOTAL	96.9%	3.1%	0.0%	0.0%	0.0%	100.0%
AM PEAK	23	0	0	0	0	23
PM PEAK	49	1	0	0	0	50

A13123

Study Site 5 - Morning Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS86 Southern Dwy east of Milky Way.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	4	0	0	0	0	4
0:15	0	0	0	0	0	0	12:15	6	0	0	0	0	6
0:30	1	0	0	0	0	1	12:30	7	0	0	0	0	7
0:45	0	0	0	0	0	0	12:45	4	0	0	0	0	4
1:00	2	0	0	0	0	2	13:00	4	0	0	0	0	4
1:15	0	0	0	0	0	0	13:15	5	0	0	0	0	5
1:30	3	0	0	0	0	3	13:30	11	0	0	0	0	11
1:45	0	0	0	0	0	0	13:45	4	1	0	0	0	5
2:00	0	0	0	0	0	0	14:00	14	0	0	0	0	14
2:15	0	0	0	0	0	0	14:15	5	1	0	0	0	6
2:30	0	0	0	0	0	0	14:30	15	0	0	0	0	15
2:45	0	0	0	0	0	0	14:45	6	0	0	0	0	6
3:00	0	0	0	0	0	0	15:00	5	0	0	0	0	5
3:15	0	0	0	0	0	0	15:15	6	0	0	0	0	6
3:30	1	0	0	0	0	1	15:30	1	0	0	0	0	1
3:45	0	0	0	0	0	0	15:45	5	0	0	0	0	5
4:00	2	0	0	0	0	2	16:00	6	0	0	0	0	6
4:15	2	0	0	0	0	2	16:15	6	0	0	0	0	6
4:30	9	0	0	0	0	9	16:30	9	0	0	0	0	9
4:45	3	0	0	0	0	3	16:45	13	0	0	0	0	13
5:00	6	0	0	0	0	6	17:00	10	0	0	0	0	10
5:15	9	0	0	0	0	9	17:15	9	0	0	0	0	9
5:30	8	0	0	0	0	8	17:30	4	0	0	0	0	4
5:45	5	0	0	0	0	5	17:45	7	0	0	0	0	7
6:00	8	0	0	0	0	8	18:00	8	0	0	0	0	8
6:15	7	0	0	0	0	7	18:15	4	0	0	0	0	4
6:30	8	0	0	0	0	8	18:30	4	0	0	0	0	4
6:45	3	0	0	0	0	3	18:45	5	0	0	0	0	5
7:00	4	0	0	0	0	4	19:00	5	0	0	0	0	5
7:15	5	0	0	0	0	5	19:15	7	0	0	0	0	7
7:30	12	0	0	0	0	12	19:30	4	0	0	0	0	4
7:45	9	0	0	0	0	9	19:45	3	0	0	0	0	3
8:00	7	0	0	0	0	7	20:00	4	0	0	0	0	4
8:15	7	0	0	1	0	8	20:15	3	0	0	0	0	3
8:30	15	0	0	0	0	15	20:30	4	0	0	0	0	4
8:45	4	0	0	0	0	4	20:45	4	0	0	0	0	4
9:00	3	0	0	0	0	3	21:00	2	0	0	0	0	2
9:15	6	0	0	0	0	6	21:15	7	0	0	0	0	7
9:30	8	0	0	0	0	8	21:30	2	0	0	0	0	2
9:45	6	0	0	0	0	6	21:45	4	0	0	0	0	4
10:00	7	0	0	0	0	7	22:00	0	0	0	0	0	0
10:15	4	0	0	0	0	4	22:15	4	0	0	0	0	4
10:30	5	0	0	0	0	5	22:30	1	0	0	0	0	1
10:45	2	0	0	0	0	2	22:45	1	0	0	0	0	1
11:00	10	0	0	0	0	10	23:00	1	0	0	0	0	1
11:15	4	0	0	0	0	4	23:15	2	0	0	0	0	2
11:30	5	0	0	0	0	5	23:30	0	0	0	0	0	0
11:45	7	0	0	0	0	7	23:45	2	0	0	0	0	2
TOTAL	208	0	0	1	0	209	TOTAL	247	2	0	0	0	249

AM PEAK HOUR	7:45 AM
AM PEAK VOLUME	39

AM PEAK HOUR	4:30 PM
AM PEAK VOLUME	41

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	455	2	0	1	0	458
% OF TOTAL	99.3%	0.4%	0.0%	0.2%	0.0%	100.0%
AM PEAK	38	0	0	1	0	39
PM PEAK	41	0	0	0	0	41

A021323

Study Site 6 - Stonegate Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS71 Northern dwy west of Doolittle

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	12	0	0	0	0	12
0:15	2	0	0	0	0	2	12:15	9	0	0	0	0	9
0:30	2	0	0	0	0	2	12:30	11	0	0	0	0	11
0:45	3	0	0	0	0	3	12:45	12	0	0	0	0	12
1:00	1	0	0	0	0	1	13:00	5	0	0	0	0	5
1:15	5	0	0	0	0	5	13:15	7	0	0	0	0	7
1:30	2	0	0	0	0	2	13:30	11	0	0	0	0	11
1:45	3	0	0	0	0	3	13:45	10	0	0	0	0	10
2:00	1	0	0	0	0	1	14:00	16	0	0	0	0	16
2:15	1	0	0	0	0	1	14:15	14	0	0	0	0	14
2:30	0	0	0	0	0	0	14:30	23	0	0	0	0	23
2:45	0	0	0	0	0	0	14:45	10	0	0	0	0	10
3:00	3	0	0	0	0	3	15:00	17	0	0	0	0	17
3:15	3	0	0	0	0	3	15:15	18	0	0	0	0	18
3:30	1	0	0	0	0	1	15:30	14	0	0	0	0	14
3:45	1	1	0	0	0	2	15:45	16	0	0	0	0	16
4:00	1	0	0	0	0	1	16:00	17	0	0	0	0	17
4:15	0	0	0	0	0	0	16:15	16	0	0	0	0	16
4:30	1	0	0	0	0	1	16:30	17	0	0	0	0	17
4:45	6	0	0	0	0	6	16:45	12	0	0	0	0	12
5:00	3	0	0	0	0	3	17:00	16	0	0	0	0	16
5:15	6	0	0	0	0	6	17:15	22	0	0	0	0	22
5:30	0	0	0	0	0	0	17:30	17	0	0	0	0	17
5:45	1	0	0	0	0	1	17:45	17	0	0	0	0	17
6:00	2	0	0	0	0	2	18:00	20	0	0	0	0	20
6:15	1	0	0	0	0	1	18:15	10	0	0	0	0	10
6:30	2	0	0	0	0	2	18:30	15	0	0	0	0	15
6:45	3	0	0	0	0	3	18:45	15	0	0	0	0	15
7:00	3	0	0	0	0	3	19:00	6	0	0	0	0	6
7:15	4	0	0	0	0	4	19:15	6	1	0	0	0	7
7:30	4	0	0	0	0	4	19:30	16	0	0	0	0	16
7:45	9	0	0	0	0	9	19:45	10	0	0	0	0	10
8:00	13	0	0	0	0	13	20:00	8	0	0	0	0	8
8:15	7	0	0	0	0	7	20:15	13	0	0	0	0	13
8:30	12	1	0	0	0	13	20:30	15	0	0	0	0	15
8:45	13	0	0	0	0	13	20:45	11	0	0	0	0	11
9:00	5	0	0	0	0	5	21:00	14	0	0	0	0	14
9:15	3	0	0	0	0	3	21:15	9	0	0	0	0	9
9:30	4	0	0	0	0	4	21:30	12	0	0	0	0	12
9:45	7	1	0	0	0	8	21:45	12	0	0	0	0	12
10:00	2	0	0	0	0	2	22:00	8	0	0	0	0	8
10:15	5	0	0	0	0	5	22:15	4	0	0	0	0	4
10:30	6	0	0	0	0	6	22:30	5	0	0	0	0	5
10:45	7	0	0	0	0	7	22:45	3	0	0	0	0	3
11:00	8	1	0	0	0	9	23:00	7	0	0	0	0	7
11:15	1	0	0	0	0	1	23:15	5	0	0	0	0	5
11:30	5	0	0	0	0	5	23:30	5	0	0	0	0	5
11:45	11	0	0	0	0	11	23:45	2	0	0	0	0	2
TOTAL	183	4	0	0	0	187	TOTAL	570	1	0	0	0	571

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	46

AM PEAK HOUR	5:15 PM
AM PEAK VOLUME	76

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	753	5	0	0	0	758
% OF TOTAL	99.3%	0.7%	0.0%	0.0%	0.0%	100.0%
AM PEAK	45	1	0	0	0	46
PM PEAK	72	0	0	0	0	72

A13123

Study Site 6 - Stonegate Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS71 Northern dwy west of Doolittle

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	9	0	0	0	0	9
0:15	0	0	0	0	0	0	12:15	13	0	0	0	0	13
0:30	0	0	0	0	0	0	12:30	13	1	0	0	0	14
0:45	2	0	0	0	0	2	12:45	17	0	0	0	0	17
1:00	0	0	0	0	0	0	13:00	6	0	0	0	0	6
1:15	2	0	0	0	0	2	13:15	12	0	0	0	0	12
1:30	1	0	0	0	0	1	13:30	14	1	0	0	0	15
1:45	1	0	0	0	0	1	13:45	20	0	0	0	0	20
2:00	0	0	0	0	0	0	14:00	12	0	0	0	0	12
2:15	3	0	0	0	0	3	14:15	8	0	0	0	0	8
2:30	1	0	0	0	0	1	14:30	13	0	0	0	0	13
2:45	0	0	0	0	0	0	14:45	6	1	0	0	0	7
3:00	0	0	0	0	0	0	15:00	13	0	0	0	0	13
3:15	6	0	0	0	0	6	15:15	12	0	0	0	0	12
3:30	5	0	0	0	0	5	15:30	13	0	0	0	0	13
3:45	6	0	0	0	0	6	15:45	11	0	0	0	0	11
4:00	5	0	0	0	0	5	16:00	12	0	0	0	0	12
4:15	4	0	0	0	0	4	16:15	9	0	0	0	0	9
4:30	6	0	0	0	0	6	16:30	6	0	0	0	0	6
4:45	4	0	0	0	0	4	16:45	12	0	0	0	0	12
5:00	6	0	0	0	0	6	17:00	8	0	0	0	0	8
5:15	7	0	0	0	0	7	17:15	13	0	0	0	0	13
5:30	11	0	0	0	0	11	17:30	14	0	0	0	0	14
5:45	12	0	0	0	0	12	17:45	8	0	0	0	0	8
6:00	1	0	0	0	0	1	18:00	11	0	0	0	0	11
6:15	7	0	0	0	0	7	18:15	9	0	0	0	0	9
6:30	12	0	0	0	0	12	18:30	5	0	0	0	0	5
6:45	17	0	0	0	0	17	18:45	7	0	0	0	0	7
7:00	8	0	0	0	0	8	19:00	8	0	0	0	0	8
7:15	16	0	0	0	0	16	19:15	9	0	0	0	0	9
7:30	21	0	0	0	0	21	19:30	6	0	0	0	0	6
7:45	18	0	0	0	0	18	19:45	8	0	0	0	0	8
8:00	13	0	0	0	0	13	20:00	6	0	0	0	0	6
8:15	5	0	0	0	0	5	20:15	11	0	0	0	0	11
8:30	7	0	0	0	0	7	20:30	7	0	0	0	0	7
8:45	8	0	0	0	0	8	20:45	6	0	0	0	0	6
9:00	10	0	1	0	0	11	21:00	4	0	0	0	0	4
9:15	14	0	0	0	0	14	21:15	4	0	0	0	0	4
9:30	7	1	0	0	0	8	21:30	3	1	0	0	0	4
9:45	7	0	0	0	0	7	21:45	5	1	0	0	0	6
10:00	7	1	0	0	0	8	22:00	4	0	0	0	0	4
10:15	5	1	0	0	0	6	22:15	2	0	0	0	0	2
10:30	5	1	0	0	0	6	22:30	3	0	0	0	0	3
10:45	10	2	0	0	0	12	22:45	0	0	0	0	0	0
11:00	5	1	0	0	0	6	23:00	6	0	0	0	0	6
11:15	4	0	0	0	0	4	23:15	0	0	0	0	0	0
11:30	7	1	0	0	0	8	23:30	2	0	0	0	0	2
11:45	13	0	0	0	0	13	23:45	1	0	0	0	0	1
TOTAL	309	8	1	0	0	318	TOTAL	401	5	0	0	0	406

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	68

AM PEAK HOUR	1:15 PM
AM PEAK VOLUME	59

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	710	13	1	0	0	724
% OF TOTAL	98.1%	1.8%	0.1%	0.0%	0.0%	100.0%
AM PEAK	68	0	0	0	0	68
PM PEAK	47	0	0	0	0	47

A021323

Study Site 6 - Stonegate Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS72 Southern dwy west of Doolittle

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	19	1	0	0	0	20
0:15	1	0	0	0	0	1	12:15	16	1	0	0	0	17
0:30	2	0	0	0	0	2	12:30	16	0	0	0	0	16
0:45	2	0	0	0	0	2	12:45	11	0	0	0	0	11
1:00	2	0	0	0	0	2	13:00	12	0	0	0	0	12
1:15	1	0	0	0	0	1	13:15	18	0	0	0	0	18
1:30	0	0	0	0	0	0	13:30	13	1	0	0	0	14
1:45	0	0	0	0	0	0	13:45	5	0	0	0	0	5
2:00	2	0	0	0	0	2	14:00	18	0	0	0	0	18
2:15	1	0	0	0	0	1	14:15	13	0	0	0	0	13
2:30	0	0	0	0	0	0	14:30	15	0	0	0	0	15
2:45	0	0	0	0	0	0	14:45	17	1	0	0	0	18
3:00	0	0	0	0	0	0	15:00	21	0	0	0	0	21
3:15	2	0	0	0	0	2	15:15	19	2	0	0	0	21
3:30	0	0	0	0	0	0	15:30	11	0	0	0	0	11
3:45	1	0	0	0	0	1	15:45	19	1	0	0	0	20
4:00	1	0	0	0	0	1	16:00	24	0	0	0	0	24
4:15	0	0	0	0	0	0	16:15	13	0	0	0	0	13
4:30	0	0	0	0	0	0	16:30	9	0	0	0	0	9
4:45	0	0	0	0	0	0	16:45	18	0	0	0	0	18
5:00	1	0	0	0	0	1	17:00	24	0	0	0	0	24
5:15	1	0	0	0	0	1	17:15	15	0	0	0	0	15
5:30	2	0	0	0	0	2	17:30	21	0	0	0	0	21
5:45	1	0	0	0	0	1	17:45	23	0	0	0	0	23
6:00	0	0	0	0	0	0	18:00	12	0	0	0	0	12
6:15	4	0	0	0	0	4	18:15	13	0	0	0	0	13
6:30	3	0	0	0	0	3	18:30	12	0	0	0	0	12
6:45	3	0	0	0	0	3	18:45	11	0	0	0	0	11
7:00	4	0	0	0	0	4	19:00	13	0	0	0	0	13
7:15	4	2	0	0	0	6	19:15	21	0	0	0	0	21
7:30	6	1	0	0	0	7	19:30	5	0	0	0	0	5
7:45	4	0	0	0	0	4	19:45	10	0	0	0	0	10
8:00	13	0	0	0	0	13	20:00	13	1	0	0	0	14
8:15	11	0	0	0	0	11	20:15	12	0	0	0	0	12
8:30	10	0	1	0	0	11	20:30	17	0	0	0	0	17
8:45	6	0	0	0	0	6	20:45	10	0	0	0	0	10
9:00	10	0	0	0	0	10	21:00	11	0	0	0	0	11
9:15	13	0	0	0	0	13	21:15	8	1	0	0	0	9
9:30	10	1	0	0	0	11	21:30	1	0	0	0	0	1
9:45	7	0	0	0	0	7	21:45	9	0	0	0	0	9
10:00	5	0	1	0	0	6	22:00	4	0	0	0	0	4
10:15	10	2	0	0	0	12	22:15	2	0	0	0	0	2
10:30	21	1	0	0	0	22	22:30	5	0	0	0	0	5
10:45	7	1	0	0	0	8	22:45	5	0	0	0	0	5
11:00	14	0	0	0	0	14	23:00	3	0	0	0	0	3
11:15	10	2	0	0	0	12	23:15	2	0	0	0	0	2
11:30	18	1	0	0	0	19	23:30	4	0	0	0	0	4
11:45	10	0	0	0	0	10	23:45	1	0	0	0	0	1
TOTAL	225	11	2	0	0	238	TOTAL	594	9	0	0	0	603

AM PEAK HOUR	10:30 AM
AM PEAK VOLUME	56

AM PEAK HOUR	5:00 PM
AM PEAK VOLUME	83

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	819	20	2	0	0	841
% OF TOTAL	97.4%	2.4%	0.2%	0.0%	0.0%	100.0%
AM PEAK	38	0	1	0	0	39
PM PEAK	83	0	0	0	0	83

A13123

Study Site 6 - Stonegate Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS72 Southern dwy west of Doolittle

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	14	0	0	0	0	14
0:15	1	0	0	0	0	1	12:15	3	0	0	0	0	3
0:30	2	0	0	0	0	2	12:30	5	0	0	0	0	5
0:45	2	0	0	0	0	2	12:45	16	0	0	0	0	16
1:00	0	0	0	0	0	0	13:00	4	0	0	0	0	4
1:15	2	0	0	0	0	2	13:15	8	0	0	0	0	8
1:30	0	0	0	0	0	0	13:30	6	0	0	0	0	6
1:45	1	0	0	0	0	1	13:45	11	1	0	0	0	12
2:00	2	0	0	0	0	2	14:00	5	0	0	0	0	5
2:15	1	0	0	0	0	1	14:15	6	0	0	0	0	6
2:30	0	0	0	0	0	0	14:30	10	0	0	0	0	10
2:45	0	0	0	0	0	0	14:45	6	0	0	0	0	6
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	3	0	0	0	0	3
3:30	3	0	0	0	0	3	15:30	10	0	0	0	0	10
3:45	3	0	0	0	0	3	15:45	12	0	0	0	0	12
4:00	6	1	0	0	0	7	16:00	12	0	0	0	0	12
4:15	2	0	0	0	0	2	16:15	8	0	0	0	0	8
4:30	2	0	0	0	0	2	16:30	8	0	0	0	0	8
4:45	2	0	0	0	0	2	16:45	12	0	0	0	0	12
5:00	0	0	0	0	0	0	17:00	7	0	0	0	0	7
5:15	5	0	0	0	0	5	17:15	8	0	0	0	0	8
5:30	7	0	0	0	0	7	17:30	8	0	0	0	0	8
5:45	5	0	0	0	0	5	17:45	6	0	0	0	0	6
6:00	5	0	0	0	0	5	18:00	8	0	0	0	0	8
6:15	4	0	0	0	0	4	18:15	9	0	0	0	0	9
6:30	12	0	0	0	0	12	18:30	6	0	0	0	0	6
6:45	4	0	0	0	0	4	18:45	6	0	0	0	0	6
7:00	5	0	0	0	0	5	19:00	4	0	0	0	0	4
7:15	6	0	0	0	0	6	19:15	9	0	0	0	0	9
7:30	11	0	0	0	0	11	19:30	8	0	0	0	0	8
7:45	18	0	0	0	0	18	19:45	4	0	0	0	0	4
8:00	8	0	0	0	0	8	20:00	3	0	0	0	0	3
8:15	11	0	0	0	0	11	20:15	5	0	0	0	0	5
8:30	11	0	0	0	0	11	20:30	5	0	0	0	0	5
8:45	1	0	0	0	0	1	20:45	2	0	0	0	0	2
9:00	4	0	0	0	0	4	21:00	3	0	0	0	0	3
9:15	9	0	0	0	0	9	21:15	2	0	0	0	0	2
9:30	8	0	0	0	0	8	21:30	5	0	0	0	0	5
9:45	8	0	0	0	0	8	21:45	4	0	0	0	0	4
10:00	3	0	0	0	0	3	22:00	3	0	0	0	0	3
10:15	10	0	0	0	0	10	22:15	3	0	0	0	0	3
10:30	9	0	0	0	0	9	22:30	2	0	0	0	0	2
10:45	9	0	0	0	0	9	22:45	4	0	0	0	0	4
11:00	7	0	0	0	0	7	23:00	2	0	0	0	0	2
11:15	10	0	0	0	0	10	23:15	2	0	0	0	0	2
11:30	8	0	0	0	0	8	23:30	3	0	0	0	0	3
11:45	8	0	0	0	0	8	23:45	0	0	0	0	0	0
TOTAL	235	1	0	0	0	236	TOTAL	296	1	0	0	0	297

AM PEAK HOUR	7:45 AM
AM PEAK VOLUME	48

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	42

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	531	2	0	0	0	533
% OF TOTAL	99.6%	0.4%	0.0%	0.0%	0.0%	100.0%
AM PEAK	48	0	0	0	0	48
PM PEAK	40	0	0	0	0	40

A021323

Study Site 7 - River's Edge Apartment Homes

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS82 Dwy east of Elm.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	0	0	0	0	0	0
0:15	0	0	0	0	0	0	12:15	0	0	0	0	0	0
0:30	0	0	0	0	0	0	12:30	0	0	0	0	0	0
0:45	0	0	0	0	0	0	12:45	0	0	0	0	0	0
1:00	0	0	0	0	0	0	13:00	0	0	0	0	0	0
1:15	0	0	0	0	0	0	13:15	0	0	0	0	0	0
1:30	0	0	0	0	0	0	13:30	0	0	0	0	0	0
1:45	0	0	0	0	0	0	13:45	0	0	0	0	0	0
2:00	0	0	0	0	0	0	14:00	0	0	0	0	0	0
2:15	0	0	0	0	0	0	14:15	0	0	0	0	0	0
2:30	0	0	0	0	0	0	14:30	0	0	0	0	0	0
2:45	0	0	0	0	0	0	14:45	0	0	0	0	0	0
3:00	0	0	0	0	0	0	15:00	0	0	0	0	0	0
3:15	0	0	0	0	0	0	15:15	0	0	0	0	0	0
3:30	0	0	0	0	0	0	15:30	0	0	0	0	0	0
3:45	0	0	0	0	0	0	15:45	0	0	0	0	0	0
4:00	0	0	0	0	0	0	16:00	0	0	0	0	0	0
4:15	0	0	0	0	0	0	16:15	0	0	0	0	0	0
4:30	0	0	0	0	0	0	16:30	0	0	0	0	0	0
4:45	0	0	0	0	0	0	16:45	0	0	0	0	0	0
5:00	0	0	0	0	0	0	17:00	0	0	0	0	0	0
5:15	0	0	0	0	0	0	17:15	0	0	0	0	0	0
5:30	0	0	0	0	0	0	17:30	0	0	0	0	0	0
5:45	0	0	0	0	0	0	17:45	0	0	0	0	0	0
6:00	0	0	0	0	0	0	18:00	0	0	0	0	0	0
6:15	0	0	0	0	0	0	18:15	0	0	0	0	0	0
6:30	0	0	0	0	0	0	18:30	0	0	0	0	0	0
6:45	0	0	0	0	0	0	18:45	0	0	0	0	0	0
7:00	0	0	0	0	0	0	19:00	0	0	0	0	0	0
7:15	0	0	0	0	0	0	19:15	0	0	0	0	0	0
7:30	0	0	0	0	0	0	19:30	0	0	0	0	0	0
7:45	0	0	0	0	0	0	19:45	0	0	0	0	0	0
8:00	0	0	0	0	0	0	20:00	0	0	0	0	0	0
8:15	0	0	0	0	0	0	20:15	0	0	0	0	0	0
8:30	1	0	0	0	0	1	20:30	0	0	0	0	0	0
8:45	0	0	0	0	0	0	20:45	0	0	0	0	0	0
9:00	0	0	0	0	0	0	21:00	0	0	0	0	0	0
9:15	0	0	0	0	0	0	21:15	0	0	0	0	0	0
9:30	0	0	0	0	0	0	21:30	0	0	0	0	0	0
9:45	0	0	0	0	0	0	21:45	0	0	0	0	0	0
10:00	0	0	0	0	0	0	22:00	0	0	0	0	0	0
10:15	0	0	0	0	0	0	22:15	0	0	0	0	0	0
10:30	0	0	0	0	0	0	22:30	0	0	0	0	0	0
10:45	0	0	0	0	0	0	22:45	0	0	0	0	0	0
11:00	0	0	0	0	0	0	23:00	0	0	0	0	0	0
11:15	1	0	0	0	0	1	23:15	0	0	0	0	0	0
11:30	0	0	0	0	0	0	23:30	0	0	0	0	0	0
11:45	0	0	0	0	0	0	23:45	0	0	0	0	0	0
TOTAL	2	0	0	0	0	2	TOTAL	0	0	0	0	0	0

AM PEAK HOUR	11:15 AM
AM PEAK VOLUME	1

AM PEAK HOUR	11:45 PM
AM PEAK VOLUME	0

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	2	0	0	0	0	2
% OF TOTAL	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
AM PEAK	1	0	0	0	0	1
PM PEAK	0	0	0	0	0	0

A13123

Study Site 7 - River's Edge Apartment Homes

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS82 Dwy east of Elm.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	0	0	0	0	0	0
0:15	0	0	0	0	0	0	12:15	2	1	0	0	0	3
0:30	0	0	0	0	0	0	12:30	2	0	0	0	0	2
0:45	0	0	0	0	0	0	12:45	1	0	0	0	0	1
1:00	0	0	0	0	0	0	13:00	0	0	0	0	0	0
1:15	0	0	0	0	0	0	13:15	1	0	0	0	0	1
1:30	0	0	0	0	0	0	13:30	1	0	0	0	0	1
1:45	0	0	0	0	0	0	13:45	4	0	0	0	0	4
2:00	0	0	0	0	0	0	14:00	1	0	0	0	0	1
2:15	1	0	0	0	0	1	14:15	4	0	0	0	0	4
2:30	0	0	0	0	0	0	14:30	0	0	0	0	0	0
2:45	1	0	0	0	0	1	14:45	1	1	0	0	0	2
3:00	0	0	0	0	0	0	15:00	3	0	0	0	0	3
3:15	0	0	0	0	0	0	15:15	3	0	0	1	0	4
3:30	0	0	0	0	0	0	15:30	2	0	0	0	0	2
3:45	0	0	0	0	0	0	15:45	2	0	0	0	0	2
4:00	0	0	0	0	0	0	16:00	3	0	0	0	0	3
4:15	0	0	0	0	0	0	16:15	3	0	0	0	0	3
4:30	0	0	0	0	0	0	16:30	1	1	0	0	0	2
4:45	0	0	0	0	0	0	16:45	2	0	0	0	0	2
5:00	0	0	0	0	0	0	17:00	0	0	0	0	0	0
5:15	0	0	0	0	0	0	17:15	0	0	0	0	0	0
5:30	0	0	0	0	0	0	17:30	2	0	0	0	0	2
5:45	2	0	0	0	0	2	17:45	0	0	0	0	0	0
6:00	1	0	0	0	0	1	18:00	3	0	0	0	0	3
6:15	0	0	0	0	0	0	18:15	0	0	0	0	0	0
6:30	0	0	0	0	0	0	18:30	1	0	0	0	0	1
6:45	0	0	0	0	0	0	18:45	2	0	0	0	0	2
7:00	0	0	0	0	0	0	19:00	3	0	0	0	0	3
7:15	1	0	0	0	0	1	19:15	1	0	0	0	0	1
7:30	2	0	0	0	0	2	19:30	1	0	0	0	0	1
7:45	7	0	0	0	0	7	19:45	1	0	0	0	0	1
8:00	5	0	0	0	0	5	20:00	0	0	0	0	0	0
8:15	1	0	0	0	0	1	20:15	1	0	0	0	0	1
8:30	4	0	0	0	0	4	20:30	2	0	0	0	0	2
8:45	1	0	0	0	0	1	20:45	2	0	0	0	0	2
9:00	4	0	0	0	0	4	21:00	1	0	0	0	0	1
9:15	1	0	0	0	0	1	21:15	1	0	0	0	0	1
9:30	2	0	0	0	0	2	21:30	0	0	0	0	0	0
9:45	0	0	0	0	0	0	21:45	4	0	0	0	0	4
10:00	0	0	0	0	0	0	22:00	1	0	0	0	0	1
10:15	1	0	0	0	0	1	22:15	0	0	0	0	0	0
10:30	1	0	0	0	0	1	22:30	1	0	0	0	0	1
10:45	0	0	0	0	0	0	22:45	0	0	0	0	0	0
11:00	0	0	0	0	0	0	23:00	0	0	0	0	0	0
11:15	1	1	0	0	0	2	23:15	0	0	0	0	0	0
11:30	2	0	0	0	0	2	23:30	2	0	0	0	0	2
11:45	0	1	0	0	0	1	23:45	0	0	0	0	0	0
TOTAL	38	2	0	0	0	40	TOTAL	65	3	0	1	0	69

AM PEAK HOUR	7:45 AM
AM PEAK VOLUME	17

AM PEAK HOUR	3:15 PM
AM PEAK VOLUME	11

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	103	5	0	1	0	109
% OF TOTAL	94.5%	4.6%	0.0%	0.9%	0.0%	100.0%
AM PEAK	17	0	0	0	0	17
PM PEAK	9	1	0	0	0	10

A021323

Study Site 7 - River's Edge Apartment Homes

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS83 Dwy south of Lakeshore.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	3	0	0	0	0	3	12:00	23	3	0	0	0	26
0:15	2	0	0	0	0	2	12:15	17	2	0	0	0	19
0:30	4	0	0	0	0	4	12:30	22	0	0	0	0	22
0:45	3	0	0	0	0	3	12:45	15	0	0	0	0	15
1:00	2	0	0	0	0	2	13:00	17	0	0	0	0	17
1:15	2	0	0	0	0	2	13:15	17	2	0	0	0	19
1:30	0	0	0	0	0	0	13:30	15	0	0	0	0	15
1:45	3	0	0	0	0	3	13:45	36	0	0	0	0	36
2:00	2	0	0	0	0	2	14:00	29	0	0	0	0	29
2:15	2	0	0	0	0	2	14:15	25	2	0	0	0	27
2:30	3	0	0	0	0	3	14:30	13	2	0	0	0	15
2:45	5	0	0	0	0	5	14:45	32	1	0	1	0	34
3:00	2	0	0	0	0	2	15:00	27	0	0	0	0	27
3:15	0	0	0	0	0	0	15:15	19	0	0	0	0	19
3:30	1	0	0	0	0	1	15:30	25	1	0	0	0	26
3:45	1	0	0	0	0	1	15:45	43	0	0	0	0	43
4:00	2	0	0	0	0	2	16:00	36	0	0	0	0	36
4:15	1	0	0	0	0	1	16:15	23	1	0	0	0	24
4:30	2	0	0	0	0	2	16:30	41	0	0	0	0	41
4:45	2	1	0	0	0	3	16:45	35	0	0	0	0	35
5:00	3	0	0	0	0	3	17:00	42	2	0	0	0	44
5:15	3	0	0	0	0	3	17:15	35	0	0	0	0	35
5:30	2	0	0	0	0	2	17:30	32	0	0	0	0	32
5:45	7	0	0	0	0	7	17:45	27	0	0	0	0	27
6:00	6	0	0	0	0	6	18:00	45	0	0	0	0	45
6:15	6	0	0	0	0	6	18:15	40	0	0	0	0	40
6:30	3	0	0	0	0	3	18:30	35	1	0	0	0	36
6:45	1	0	0	0	0	1	18:45	30	0	0	0	0	30
7:00	8	1	0	0	0	9	19:00	32	0	0	0	0	32
7:15	4	1	0	0	0	5	19:15	29	0	0	0	0	29
7:30	21	0	0	0	0	21	19:30	23	0	0	0	0	23
7:45	28	0	0	0	0	28	19:45	27	0	0	0	0	27
8:00	17	0	0	0	0	17	20:00	37	1	0	0	0	38
8:15	28	0	0	0	0	28	20:15	18	0	0	0	0	18
8:30	11	0	0	0	0	11	20:30	20	0	0	0	0	20
8:45	14	1	0	0	0	15	20:45	20	0	0	0	0	20
9:00	13	0	0	0	0	13	21:00	31	0	0	0	0	31
9:15	15	1	0	0	0	16	21:15	14	0	0	0	0	14
9:30	12	2	0	0	0	14	21:30	17	0	0	0	0	17
9:45	14	1	0	0	0	15	21:45	15	0	0	0	0	15
10:00	15	3	0	0	0	18	22:00	14	0	0	0	0	14
10:15	15	1	0	0	0	16	22:15	9	0	0	0	0	9
10:30	10	2	0	0	0	12	22:30	11	0	0	0	0	11
10:45	10	1	0	0	0	11	22:45	10	0	0	0	0	10
11:00	12	2	0	0	0	14	23:00	6	0	0	0	0	6
11:15	12	0	0	0	0	12	23:15	10	0	0	0	0	10
11:30	22	0	0	0	0	22	23:30	5	0	0	0	0	5
11:45	26	0	0	0	0	26	23:45	7	0	0	0	0	7
TOTAL	380	17	0	0	0	397	TOTAL	1,151	18	0	1	0	1,170

AM PEAK HOUR	7:30 AM
AM PEAK VOLUME	94

AM PEAK HOUR	4:30 PM
AM PEAK VOLUME	155

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	1,531	35	0	1	0	1,567
% OF TOTAL	97.7%	2.2%	0.0%	0.1%	0.0%	100.0%
AM PEAK	94	0	0	0	0	94
PM PEAK	153	2	0	0	0	155

A13123

Study Site 7 - River's Edge Apartment Homes

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS83 Dwy south of Lakeshore.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	7	0	0	0	0	7	12:00	21	0	0	0	0	21
0:15	1	0	0	0	0	1	12:15	15	0	0	0	0	15
0:30	1	0	0	0	0	1	12:30	20	1	0	0	0	21
0:45	0	0	0	0	0	0	12:45	14	1	0	0	0	15
1:00	1	0	0	0	0	1	13:00	15	0	0	0	0	15
1:15	3	0	0	0	0	3	13:15	16	0	0	0	0	16
1:30	2	0	0	0	0	2	13:30	22	1	0	0	0	23
1:45	2	0	0	0	0	2	13:45	24	1	0	0	0	25
2:00	2	0	0	0	0	2	14:00	23	0	0	0	0	23
2:15	0	0	0	0	0	0	14:15	15	0	0	0	0	15
2:30	0	0	0	0	0	0	14:30	25	1	0	0	0	26
2:45	1	0	0	0	0	1	14:45	26	1	0	0	0	27
3:00	2	0	0	0	0	2	15:00	18	1	0	0	0	19
3:15	5	0	0	0	0	5	15:15	31	0	0	0	0	31
3:30	3	0	0	0	0	3	15:30	23	0	0	0	0	23
3:45	6	0	0	0	0	6	15:45	31	1	0	0	0	32
4:00	3	0	0	0	0	3	16:00	15	0	0	0	0	15
4:15	9	0	0	0	0	9	16:15	23	0	0	0	0	23
4:30	9	0	0	0	0	9	16:30	25	0	0	0	0	25
4:45	17	0	0	0	0	17	16:45	27	0	0	0	0	27
5:00	7	0	0	0	0	7	17:00	32	0	0	0	0	32
5:15	13	0	0	0	0	13	17:15	25	0	0	0	0	25
5:30	15	1	0	0	0	16	17:30	18	0	0	0	0	18
5:45	13	0	0	0	0	13	17:45	20	0	0	0	0	20
6:00	12	1	0	0	0	13	18:00	18	0	0	0	0	18
6:15	19	0	0	0	0	19	18:15	24	0	0	0	0	24
6:30	23	0	0	0	0	23	18:30	25	1	0	0	0	26
6:45	16	1	0	0	0	17	18:45	16	0	0	0	0	16
7:00	13	2	0	0	0	15	19:00	9	0	0	0	0	9
7:15	35	0	0	0	0	35	19:15	11	0	0	0	0	11
7:30	55	0	0	0	0	55	19:30	11	0	0	0	0	11
7:45	40	0	0	0	0	40	19:45	15	0	0	0	0	15
8:00	35	0	0	0	0	35	20:00	9	0	0	0	0	9
8:15	20	0	0	0	0	20	20:15	13	0	0	0	0	13
8:30	17	0	0	0	0	17	20:30	15	1	0	0	0	16
8:45	18	0	0	0	0	18	20:45	13	0	0	0	0	13
9:00	21	0	0	0	0	21	21:00	12	0	0	0	0	12
9:15	28	0	0	0	0	28	21:15	7	0	0	0	0	7
9:30	24	1	0	0	0	25	21:30	6	1	0	0	0	7
9:45	13	0	0	0	0	13	21:45	7	0	0	0	0	7
10:00	21	2	0	0	0	23	22:00	7	0	0	0	0	7
10:15	26	3	0	0	0	29	22:15	6	0	0	0	0	6
10:30	16	2	0	0	0	18	22:30	5	0	0	0	0	5
10:45	16	3	0	0	0	19	22:45	7	0	0	0	0	7
11:00	15	0	0	0	0	15	23:00	6	0	0	0	0	6
11:15	14	1	0	0	0	15	23:15	3	0	0	0	0	3
11:30	21	0	0	0	0	21	23:30	4	0	0	0	0	4
11:45	16	1	0	0	0	17	23:45	2	0	0	0	0	2
TOTAL	656	18	0	0	0	674	TOTAL	775	11	0	0	0	786

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	165

AM PEAK HOUR	4:30 PM
AM PEAK VOLUME	109

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	1,431	29	0	0	0	1,460
% OF TOTAL	98.0%	2.0%	0.0%	0.0%	0.0%	100.0%
AM PEAK	165	0	0	0	0	165
PM PEAK	109	0	0	0	0	109

A021323

Study Site 8 - Mayberry Colony Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS90 Western Dwy south of Mayberry.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	3	0	0	0	0	3
0:15	1	0	0	0	0	1	12:15	12	0	0	0	0	12
0:30	2	0	0	0	0	2	12:30	6	0	0	0	0	6
0:45	0	0	0	0	0	0	12:45	3	0	0	0	0	3
1:00	1	0	0	0	0	1	13:00	1	0	0	0	0	1
1:15	3	0	0	0	0	3	13:15	10	0	0	1	0	11
1:30	0	0	0	0	0	0	13:30	9	0	0	0	0	9
1:45	1	0	0	0	0	1	13:45	6	0	0	0	0	6
2:00	0	0	0	0	0	0	14:00	10	0	0	0	0	10
2:15	3	0	0	0	0	3	14:15	8	0	0	0	0	8
2:30	2	0	0	0	0	2	14:30	12	0	0	0	0	12
2:45	0	0	0	0	0	0	14:45	18	0	0	0	0	18
3:00	4	0	0	0	0	4	15:00	13	0	0	0	0	13
3:15	1	0	0	0	0	1	15:15	7	0	0	0	0	7
3:30	3	0	0	0	0	3	15:30	17	1	0	0	0	18
3:45	1	0	0	0	0	1	15:45	17	0	0	0	0	17
4:00	0	0	0	0	0	0	16:00	6	0	0	0	0	6
4:15	0	0	0	0	0	0	16:15	8	0	0	0	0	8
4:30	0	0	0	0	0	0	16:30	9	0	0	0	0	9
4:45	2	0	0	0	0	2	16:45	15	0	0	0	0	15
5:00	0	0	0	0	0	0	17:00	9	0	0	0	0	9
5:15	2	0	0	0	0	2	17:15	10	0	0	0	0	10
5:30	0	0	0	0	0	0	17:30	14	0	0	0	0	14
5:45	0	0	0	0	0	0	17:45	11	0	0	0	0	11
6:00	3	0	0	0	0	3	18:00	8	1	0	0	0	9
6:15	5	0	0	0	0	5	18:15	12	0	0	0	0	12
6:30	6	0	0	0	0	6	18:30	9	0	0	0	0	9
6:45	0	0	0	0	0	0	18:45	8	1	0	0	0	9
7:00	2	0	0	0	0	2	19:00	4	0	0	0	0	4
7:15	5	0	0	0	0	5	19:15	9	0	0	0	0	9
7:30	12	0	0	0	0	12	19:30	8	0	0	0	0	8
7:45	3	0	0	0	0	3	19:45	7	0	0	0	0	7
8:00	4	0	0	0	0	4	20:00	8	0	0	0	0	8
8:15	7	0	0	0	0	7	20:15	2	0	0	0	0	2
8:30	11	0	0	0	0	11	20:30	9	0	0	0	0	9
8:45	1	0	0	0	0	1	20:45	5	0	0	0	0	5
9:00	5	0	0	0	0	5	21:00	7	0	0	0	0	7
9:15	3	0	0	0	0	3	21:15	3	0	0	0	0	3
9:30	2	0	0	0	0	2	21:30	1	0	0	0	0	1
9:45	4	0	0	0	0	4	21:45	2	0	0	0	0	2
10:00	5	0	0	0	0	5	22:00	2	0	0	0	0	2
10:15	2	2	0	0	0	4	22:15	2	0	0	0	0	2
10:30	5	0	0	0	0	5	22:30	3	0	0	0	0	3
10:45	3	0	0	0	0	3	22:45	4	0	0	0	0	4
11:00	5	0	0	0	0	5	23:00	3	0	0	0	0	3
11:15	6	0	0	0	0	6	23:15	5	0	0	0	0	5
11:30	6	0	0	0	0	6	23:30	4	0	0	0	0	4
11:45	3	0	0	0	0	3	23:45	1	0	0	0	0	1
TOTAL	135	2	0	0	0	137	TOTAL	360	3	0	1	0	364

AM PEAK HOUR	7:30 AM
AM PEAK VOLUME	26

AM PEAK HOUR	2:45 PM
AM PEAK VOLUME	56

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	495	5	0	1	0	501
% OF TOTAL	98.8%	1.0%	0.0%	0.2%	0.0%	100.0%
AM PEAK	26	0	0	0	0	26
PM PEAK	44	0	0	0	0	44

A13123

Study Site 8 - Mayberry Colony Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS90 Western Dwy south of Mayberry.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	11	0	0	0	0	11
0:15	1	0	0	0	0	1	12:15	11	0	0	0	0	11
0:30	0	0	0	0	0	0	12:30	9	0	0	0	0	9
0:45	1	0	0	0	0	1	12:45	8	0	0	0	0	8
1:00	0	0	0	0	0	0	13:00	6	0	0	0	0	6
1:15	1	0	0	0	0	1	13:15	6	0	0	0	0	6
1:30	0	0	0	0	0	0	13:30	3	0	0	0	0	3
1:45	2	0	0	0	0	2	13:45	7	0	0	0	0	7
2:00	0	0	0	0	0	0	14:00	12	0	0	0	0	12
2:15	0	0	0	0	0	0	14:15	14	0	0	0	0	14
2:30	0	0	0	0	0	0	14:30	10	0	0	0	0	10
2:45	3	0	0	0	0	3	14:45	11	0	0	0	0	11
3:00	2	0	0	0	0	2	15:00	10	0	0	0	0	10
3:15	5	0	0	0	0	5	15:15	9	0	0	0	0	9
3:30	5	0	0	0	0	5	15:30	8	0	0	0	0	8
3:45	4	0	0	0	0	4	15:45	7	0	0	0	0	7
4:00	0	0	0	0	0	0	16:00	11	0	0	0	0	11
4:15	5	0	0	0	0	5	16:15	10	0	0	0	0	10
4:30	7	0	0	0	0	7	16:30	10	0	0	0	0	10
4:45	3	0	0	0	0	3	16:45	8	0	0	0	0	8
5:00	8	0	0	0	0	8	17:00	16	0	0	0	0	16
5:15	0	0	0	0	0	0	17:15	13	1	0	0	0	14
5:30	2	0	0	0	0	2	17:30	12	0	0	0	0	12
5:45	6	0	0	0	0	6	17:45	13	0	0	0	0	13
6:00	4	0	0	0	0	4	18:00	11	0	0	0	0	11
6:15	3	0	0	0	0	3	18:15	5	0	0	0	0	5
6:30	9	0	0	0	0	9	18:30	7	0	0	0	0	7
6:45	8	0	0	0	0	8	18:45	12	0	0	0	0	12
7:00	7	0	0	0	0	7	19:00	8	0	0	0	0	8
7:15	21	0	0	0	0	21	19:15	5	0	0	0	0	5
7:30	4	0	0	0	0	4	19:30	7	0	0	0	0	7
7:45	7	0	0	0	0	7	19:45	6	0	0	0	0	6
8:00	21	0	0	0	0	21	20:00	5	0	0	0	0	5
8:15	10	0	0	0	0	10	20:15	7	0	0	0	0	7
8:30	8	0	0	1	0	9	20:30	6	0	0	0	0	6
8:45	7	0	0	0	0	7	20:45	3	0	0	0	0	3
9:00	9	0	0	0	0	9	21:00	1	0	0	0	0	1
9:15	5	0	0	0	0	5	21:15	5	0	0	0	0	5
9:30	3	0	0	0	0	3	21:30	3	0	0	0	0	3
9:45	2	0	0	0	0	2	21:45	5	0	0	0	0	5
10:00	9	1	0	0	0	10	22:00	1	0	0	0	0	1
10:15	4	3	0	0	0	7	22:15	1	0	0	0	0	1
10:30	2	1	0	0	0	3	22:30	0	0	0	0	0	0
10:45	9	0	0	0	0	9	22:45	2	0	0	0	0	2
11:00	11	0	0	0	0	11	23:00	2	0	0	0	0	2
11:15	2	0	0	0	0	2	23:15	4	0	0	0	0	4
11:30	5	0	0	0	0	5	23:30	5	0	0	0	0	5
11:45	8	0	0	0	0	8	23:45	2	0	0	0	0	2
TOTAL	233	5	0	1	0	239	TOTAL	348	1	0	0	0	349

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	53

AM PEAK HOUR	5:00 PM
AM PEAK VOLUME	55

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	581	6	0	1	0	588
% OF TOTAL	98.8%	1.0%	0.0%	0.2%	0.0%	100.0%
AM PEAK	53	0	0	0	0	53
PM PEAK	54	1	0	0	0	55

A021323

Study Site 8 - Mayberry Colony Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS91 Eastern Dwy south of Mayberry.

AM	IN					
TIME	1	2	3	4	5	TOTAL
0:00	3	0	0	0	0	3
0:15	3	0	0	0	0	3
0:30	1	0	0	0	0	1
0:45	1	0	0	0	0	1
1:00	0	0	0	0	0	0
1:15	4	0	0	0	0	4
1:30	0	0	0	0	0	0
1:45	1	0	0	0	0	1
2:00	1	0	0	0	0	1
2:15	1	0	0	0	0	1
2:30	0	0	0	0	0	0
2:45	1	0	0	0	0	1
3:00	0	0	0	0	0	0
3:15	0	0	0	0	0	0
3:30	3	0	0	0	0	3
3:45	0	0	0	0	0	0
4:00	0	0	0	0	0	0
4:15	1	0	0	0	0	1
4:30	1	0	0	0	0	1
4:45	0	0	0	0	0	0
5:00	0	0	0	0	0	0
5:15	0	0	0	0	0	0
5:30	3	0	0	0	0	3
5:45	3	0	0	0	0	3
6:00	0	0	0	0	0	0
6:15	0	0	0	0	0	0
6:30	2	0	0	0	0	2
6:45	0	0	0	0	0	0
7:00	12	0	0	0	0	12
7:15	7	0	0	0	0	7
7:30	4	0	0	0	0	4
7:45	8	0	0	0	0	8
8:00	3	0	0	0	0	3
8:15	6	0	0	0	0	6
8:30	6	0	0	1	0	7
8:45	7	0	0	0	0	7
9:00	5	0	0	0	0	5
9:15	3	0	0	0	0	3
9:30	5	0	0	0	0	5
9:45	3	2	0	0	0	5
10:00	2	0	0	0	0	2
10:15	3	2	0	0	0	5
10:30	5	0	0	0	0	5
10:45	4	0	0	0	0	4
11:00	2	0	0	0	0	2
11:15	3	0	0	0	0	3
11:30	7	0	0	0	0	7
11:45	3	0	0	0	0	3
TOTAL	127	4	0	1	0	132

AM PEAK HOUR	7:00 AM
AM PEAK VOLUME	31

PM	IN					
Time	1	2	3	4	5	TOTAL
12:00	8	0	0	0	0	8
12:15	8	0	0	0	0	8
12:30	3	0	0	0	0	3
12:45	5	0	0	0	0	5
13:00	7	0	0	0	0	7
13:15	4	0	0	0	0	4
13:30	7	0	0	0	0	7
13:45	2	0	0	0	0	2
14:00	9	0	0	0	0	9
14:15	14	0	0	0	0	14
14:30	14	0	0	0	0	14
14:45	8	0	0	0	0	8
15:00	2	0	0	0	0	2
15:15	1	0	0	0	0	1
15:30	3	0	0	0	0	3
15:45	3	0	0	0	0	3
16:00	9	0	0	0	0	9
16:15	9	0	0	0	0	9
16:30	7	0	0	0	0	7
16:45	13	0	0	0	0	13
17:00	8	1	0	0	0	9
17:15	12	0	0	0	0	12
17:30	7	0	0	0	0	7
17:45	11	0	0	0	0	11
18:00	14	0	0	0	0	14
18:15	6	0	0	0	0	6
18:30	3	0	0	0	0	3
18:45	13	0	0	0	0	13
19:00	14	0	0	0	0	14
19:15	10	0	0	0	0	10
19:30	2	0	0	0	0	2
19:45	8	0	0	0	0	8
20:00	3	0	0	0	0	3
20:15	4	0	0	0	0	4
20:30	4	0	0	0	0	4
20:45	7	0	0	0	0	7
21:00	2	0	0	0	0	2
21:15	3	0	0	0	0	3
21:30	3	0	0	0	0	3
21:45	3	0	0	0	0	3
22:00	2	0	0	0	0	2
22:15	2	0	0	0	0	2
22:30	6	0	0	0	0	6
22:45	2	0	0	0	0	2
23:00	1	0	0	0	0	1
23:15	1	0	0	0	0	1
23:30	3	0	0	0	0	3
23:45	2	0	0	0	0	2
TOTAL	292	1	0	0	0	293

AM PEAK HOUR	2:00 PM
AM PEAK VOLUME	45

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	419	5	0	1	0	425
% OF TOTAL	98.6%	1.2%	0.0%	0.2%	0.0%	100.0%
AM PEAK	31	0	0	0	0	31
PM PEAK	40	1	0	0	0	41

A13123

Study Site 8 - Mayberry Colony Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS91 Eastern Dwy south of Mayberry.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	7	0	0	0	0	7
0:15	0	0	0	0	0	0	12:15	5	0	0	0	0	5
0:30	1	0	0	0	0	1	12:30	3	0	0	0	0	3
0:45	0	0	0	0	0	0	12:45	3	0	0	0	0	3
1:00	0	0	0	0	0	0	13:00	4	0	0	0	0	4
1:15	0	0	0	0	0	0	13:15	9	0	0	0	0	9
1:30	1	0	0	0	0	1	13:30	4	0	0	1	0	5
1:45	0	0	0	0	0	0	13:45	5	0	0	0	0	5
2:00	0	0	0	0	0	0	14:00	11	0	0	0	0	11
2:15	0	0	0	0	0	0	14:15	8	0	0	0	0	8
2:30	2	0	0	0	0	2	14:30	2	0	0	0	0	2
2:45	1	0	0	0	0	1	14:45	4	0	0	0	0	4
3:00	1	0	0	0	0	1	15:00	7	0	0	0	0	7
3:15	0	0	0	0	0	0	15:15	5	0	0	0	0	5
3:30	0	0	0	0	0	0	15:30	7	1	0	0	0	8
3:45	0	0	0	0	0	0	15:45	11	0	0	0	0	11
4:00	1	0	0	0	0	1	16:00	5	0	0	0	0	5
4:15	1	0	0	0	0	1	16:15	10	0	0	0	0	10
4:30	1	0	0	0	0	1	16:30	7	0	0	0	0	7
4:45	3	0	0	0	0	3	16:45	3	0	0	0	0	3
5:00	1	0	0	0	0	1	17:00	2	0	0	0	0	2
5:15	3	0	0	0	0	3	17:15	4	0	0	0	0	4
5:30	3	0	0	0	0	3	17:30	5	0	0	0	0	5
5:45	7	0	0	0	0	7	17:45	7	0	0	0	0	7
6:00	2	0	0	0	0	2	18:00	3	0	0	0	0	3
6:15	2	0	0	0	0	2	18:15	4	0	0	0	0	4
6:30	3	0	0	0	0	3	18:30	3	0	0	0	0	3
6:45	9	0	0	0	0	9	18:45	5	0	0	0	0	5
7:00	11	0	0	0	0	11	19:00	2	0	0	0	0	2
7:15	9	0	0	0	0	9	19:15	4	0	0	0	0	4
7:30	10	0	0	0	0	10	19:30	0	0	0	0	0	0
7:45	6	0	0	0	0	6	19:45	0	0	0	0	0	0
8:00	1	0	0	0	0	1	20:00	2	0	0	0	0	2
8:15	3	0	0	0	0	3	20:15	2	0	0	0	0	2
8:30	11	0	0	0	0	11	20:30	2	0	0	0	0	2
8:45	13	0	0	0	0	13	20:45	1	0	0	0	0	1
9:00	2	0	0	0	0	2	21:00	1	0	0	0	0	1
9:15	2	0	0	0	0	2	21:15	1	0	0	0	0	1
9:30	4	0	0	0	0	4	21:30	0	0	0	0	0	0
9:45	4	0	0	0	0	4	21:45	0	0	0	0	0	0
10:00	1	0	0	0	0	1	22:00	2	0	0	0	0	2
10:15	7	1	0	0	0	8	22:15	2	0	0	0	0	2
10:30	5	0	0	0	0	5	22:30	1	0	0	0	0	1
10:45	5	0	0	0	0	5	22:45	4	0	0	0	0	4
11:00	1	0	0	0	0	1	23:00	2	0	0	0	0	2
11:15	3	0	0	0	0	3	23:15	0	0	0	0	0	0
11:30	4	0	0	0	0	4	23:30	2	0	0	0	0	2
11:45	3	0	0	0	0	3	23:45	0	0	0	0	0	0
TOTAL	147	1	0	0	0	148	TOTAL	181	1	0	1	0	183

AM PEAK HOUR	6:45 AM
AM PEAK VOLUME	39

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	34

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	328	2	0	1	0	331
% OF TOTAL	99.1%	0.6%	0.0%	0.3%	0.0%	100.0%
AM PEAK	36	0	0	0	0	36
PM PEAK	25	0	0	0	0	25

A021323

Study Site 9 - Summit Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS92 DWY west of Hathaway.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	9	0	0	0	0	9
0:15	1	0	0	0	0	1	12:15	6	0	1	0	0	7
0:30	2	0	0	0	0	2	12:30	7	0	0	0	0	7
0:45	2	0	0	0	0	2	12:45	5	0	0	0	0	5
1:00	2	0	0	0	0	2	13:00	4	0	0	0	0	4
1:15	1	0	0	0	0	1	13:15	3	0	0	0	0	3
1:30	0	0	0	0	0	0	13:30	8	0	0	0	0	8
1:45	0	0	0	0	0	0	13:45	7	1	0	0	0	8
2:00	1	0	0	0	0	1	14:00	10	1	0	0	0	11
2:15	0	0	0	0	0	0	14:15	5	0	0	0	0	5
2:30	0	0	0	0	0	0	14:30	11	0	0	0	0	11
2:45	0	0	0	0	0	0	14:45	4	0	0	0	0	4
3:00	1	0	0	0	0	1	15:00	5	0	0	0	0	5
3:15	1	0	0	0	0	1	15:15	6	0	0	0	0	6
3:30	0	0	0	0	0	0	15:30	13	0	0	0	0	13
3:45	1	0	0	0	0	1	15:45	12	0	0	0	0	12
4:00	0	0	0	0	0	0	16:00	13	0	0	0	0	13
4:15	1	0	0	0	0	1	16:15	7	0	0	0	0	7
4:30	3	0	0	0	0	3	16:30	9	0	0	0	0	9
4:45	2	0	0	0	0	2	16:45	3	0	0	0	0	3
5:00	0	0	0	0	0	0	17:00	7	0	0	0	0	7
5:15	1	0	0	0	0	1	17:15	8	0	0	0	0	8
5:30	1	0	0	0	0	1	17:30	7	0	0	0	0	7
5:45	1	0	0	0	0	1	17:45	7	0	0	0	0	7
6:00	0	0	0	0	0	0	18:00	8	0	0	0	0	8
6:15	1	0	1	0	0	2	18:15	5	0	0	0	0	5
6:30	1	0	0	0	0	1	18:30	9	0	0	0	0	9
6:45	2	0	0	0	0	2	18:45	7	0	0	0	0	7
7:00	3	0	0	0	0	3	19:00	4	1	0	0	0	5
7:15	2	0	0	0	0	2	19:15	7	0	0	0	0	7
7:30	2	0	0	0	0	2	19:30	9	0	0	0	0	9
7:45	4	0	0	0	0	4	19:45	6	0	0	0	0	6
8:00	5	0	0	0	0	5	20:00	10	0	0	0	0	10
8:15	7	0	0	0	0	7	20:15	7	0	0	0	0	7
8:30	3	0	0	0	0	3	20:30	6	0	0	0	0	6
8:45	7	0	0	0	0	7	20:45	4	0	0	0	0	4
9:00	2	0	0	0	0	2	21:00	8	0	0	0	0	8
9:15	4	0	0	0	0	4	21:15	5	0	0	0	0	5
9:30	4	0	0	0	0	4	21:30	5	0	0	0	0	5
9:45	3	1	0	0	0	4	21:45	5	0	0	0	0	5
10:00	7	0	0	0	0	7	22:00	4	0	0	0	0	4
10:15	2	0	0	0	0	2	22:15	12	0	0	0	0	12
10:30	2	0	0	0	0	2	22:30	4	0	0	0	0	4
10:45	3	0	0	0	0	3	22:45	5	0	0	0	0	5
11:00	1	0	0	0	0	1	23:00	4	0	0	0	0	4
11:15	7	0	0	0	0	7	23:15	1	0	0	0	0	1
11:30	4	1	0	0	0	5	23:30	1	0	0	0	0	1
11:45	3	0	0	0	0	3	23:45	0	0	0	0	0	0
TOTAL	101	2	1	0	0	104	TOTAL	312	3	1	0	0	316

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	22

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	45

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	413	5	2	0	0	420
% OF TOTAL	98.3%	1.2%	0.5%	0.0%	0.0%	100.0%
AM PEAK	22	0	0	0	0	22
PM PEAK	32	0	0	0	0	32

A13123

Study Site 9 - Summit Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS92 DWY west of Hathaway.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	3	0	1	0	0	4
0:15	0	0	0	0	0	0	12:15	9	0	0	0	0	9
0:30	1	0	0	0	0	1	12:30	9	0	0	0	0	9
0:45	0	0	0	0	0	0	12:45	3	0	0	0	0	3
1:00	0	0	0	0	0	0	13:00	6	0	0	0	0	6
1:15	0	0	0	0	0	0	13:15	3	1	0	0	0	4
1:30	0	0	0	0	0	0	13:30	9	0	0	0	0	9
1:45	0	0	0	0	0	0	13:45	3	0	0	0	0	3
2:00	0	0	0	0	0	0	14:00	8	1	0	0	0	9
2:15	1	0	0	0	0	1	14:15	7	0	0	0	0	7
2:30	1	0	0	0	0	1	14:30	9	0	0	0	0	9
2:45	0	0	0	0	0	0	14:45	1	0	0	0	0	1
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	1	0	0	0	0	1	15:15	8	0	0	0	0	8
3:30	3	0	0	0	0	3	15:30	10	0	0	0	0	10
3:45	0	0	0	0	0	0	15:45	9	1	0	0	0	10
4:00	2	0	0	0	0	2	16:00	8	0	0	0	0	8
4:15	0	0	0	0	0	0	16:15	4	0	0	0	0	4
4:30	1	0	0	0	0	1	16:30	6	0	0	0	0	6
4:45	0	0	0	0	0	0	16:45	2	0	0	0	0	2
5:00	2	0	0	0	0	2	17:00	4	1	0	0	0	5
5:15	1	0	0	0	0	1	17:15	8	0	0	0	0	8
5:30	2	0	0	0	0	2	17:30	9	0	0	0	0	9
5:45	10	0	0	0	0	10	17:45	6	0	0	0	0	6
6:00	2	0	0	0	0	2	18:00	3	0	0	0	0	3
6:15	7	0	0	0	0	7	18:15	5	0	0	0	0	5
6:30	0	0	0	0	0	0	18:30	4	0	0	0	0	4
6:45	4	0	1	0	0	5	18:45	3	0	0	0	0	3
7:00	3	0	0	0	0	3	19:00	5	0	0	0	0	5
7:15	4	0	0	0	0	4	19:15	4	1	0	0	0	5
7:30	3	0	0	0	0	3	19:30	4	0	0	0	0	4
7:45	8	0	0	0	0	8	19:45	2	0	0	0	0	2
8:00	9	0	0	0	0	9	20:00	5	0	0	0	0	5
8:15	9	0	0	0	0	9	20:15	3	0	0	0	0	3
8:30	3	0	0	0	0	3	20:30	2	0	0	0	0	2
8:45	8	0	0	0	0	8	20:45	2	0	0	0	0	2
9:00	8	0	0	0	0	8	21:00	4	0	0	0	0	4
9:15	4	0	0	0	0	4	21:15	1	0	0	0	0	1
9:30	7	0	0	0	0	7	21:30	5	0	0	0	0	5
9:45	1	0	0	0	0	1	21:45	5	0	0	0	0	5
10:00	4	0	0	0	0	4	22:00	3	0	0	0	0	3
10:15	3	0	0	0	0	3	22:15	1	0	0	0	0	1
10:30	2	0	0	0	0	2	22:30	1	0	0	0	0	1
10:45	2	0	0	0	0	2	22:45	4	0	0	0	0	4
11:00	5	0	0	0	0	5	23:00	0	0	0	0	0	0
11:15	4	0	0	0	0	4	23:15	1	0	0	0	0	1
11:30	3	0	0	0	0	3	23:30	0	0	0	0	0	0
11:45	6	0	0	0	0	6	23:45	2	0	0	0	0	2
TOTAL	134	0	1	0	0	135	TOTAL	219	5	1	0	0	225

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	29

AM PEAK HOUR	3:15 PM
AM PEAK VOLUME	36

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	
TOTAL: AM+PM	353	5	2	0	0	360
% OF TOTAL	98.1%	1.4%	0.6%	0.0%	0.0%	100.0%
AM PEAK	29	0	0	0	0	29
PM PEAK	27	1	0	0	0	28

A021323

Study Site 9 - Summit Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS93 DWY north of George.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	12	0	1	0	0	13
0:15	2	0	0	0	0	2	12:15	10	1	0	0	0	11
0:30	0	0	0	0	0	0	12:30	9	0	0	0	0	9
0:45	0	0	0	0	0	0	12:45	12	0	0	0	0	12
1:00	1	0	0	0	0	1	13:00	21	0	0	0	0	21
1:15	1	0	0	0	0	1	13:15	10	1	0	0	0	11
1:30	0	0	0	0	0	0	13:30	8	0	0	0	0	8
1:45	0	0	0	0	0	0	13:45	13	0	0	0	0	13
2:00	3	0	0	0	0	3	14:00	13	0	0	0	0	13
2:15	1	1	0	0	0	2	14:15	8	0	0	0	0	8
2:30	1	0	0	0	0	1	14:30	18	0	0	0	0	18
2:45	0	0	0	0	0	0	14:45	9	0	0	0	0	9
3:00	2	0	0	0	0	2	15:00	9	0	0	0	0	9
3:15	1	0	0	0	0	1	15:15	24	0	0	0	0	24
3:30	0	0	0	0	0	0	15:30	19	1	0	0	0	20
3:45	0	0	0	0	0	0	15:45	19	0	0	0	0	19
4:00	1	0	0	0	0	1	16:00	13	0	0	0	0	13
4:15	0	0	0	0	0	0	16:15	8	0	0	0	0	8
4:30	0	0	0	0	0	0	16:30	22	0	0	0	0	22
4:45	0	0	0	0	0	0	16:45	13	0	0	0	0	13
5:00	3	0	0	0	0	3	17:00	15	1	0	0	0	16
5:15	4	0	0	0	0	4	17:15	12	0	0	0	0	12
5:30	0	0	0	0	0	0	17:30	15	0	0	0	0	15
5:45	1	0	0	0	0	1	17:45	18	0	0	0	0	18
6:00	3	0	0	0	0	3	18:00	23	0	0	0	0	23
6:15	3	0	0	0	0	3	18:15	12	0	0	0	0	12
6:30	2	0	0	0	0	2	18:30	10	0	0	0	0	10
6:45	2	0	0	0	0	2	18:45	12	0	0	0	0	12
7:00	1	0	0	0	0	1	19:00	16	0	0	0	0	16
7:15	6	0	0	0	0	6	19:15	13	0	0	0	0	13
7:30	15	0	0	0	0	15	19:30	7	0	0	0	0	7
7:45	7	0	0	0	0	7	19:45	7	0	0	0	0	7
8:00	11	0	0	0	0	11	20:00	14	0	0	0	0	14
8:15	13	0	0	0	0	13	20:15	7	0	0	0	0	7
8:30	16	0	0	0	0	16	20:30	8	0	0	0	0	8
8:45	15	0	0	0	0	15	20:45	10	0	0	0	0	10
9:00	10	0	0	0	0	10	21:00	10	0	0	0	0	10
9:15	8	0	0	0	0	8	21:15	6	0	0	0	0	6
9:30	12	0	0	0	0	12	21:30	2	0	0	0	0	2
9:45	5	0	0	0	0	5	21:45	6	0	0	0	0	6
10:00	4	0	0	0	0	4	22:00	7	0	0	0	0	7
10:15	5	0	0	0	0	5	22:15	5	0	0	0	0	5
10:30	2	0	0	0	0	2	22:30	2	0	0	0	0	2
10:45	17	0	0	0	0	17	22:45	5	0	0	0	0	5
11:00	5	0	0	0	0	5	23:00	9	0	0	0	0	9
11:15	11	1	0	0	0	12	23:15	1	0	0	0	0	1
11:30	12	0	0	0	0	12	23:30	1	0	0	0	0	1
11:45	5	0	0	0	0	5	23:45	4	0	0	0	0	4
TOTAL	213	2	0	0	0	215	TOTAL	527	4	1	0	0	532

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	55

AM PEAK HOUR	3:15 PM
AM PEAK VOLUME	76

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	740	6	1	0	0	747
% OF TOTAL	99.1%	0.8%	0.1%	0.0%	0.0%	100.0%
AM PEAK	55	0	0	0	0	55
PM PEAK	62	1	0	0	0	63

A13123

Study Site 9 - Summit Ridge Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS93 DWY north of George.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	9	0	0	0	0	9
0:15	1	0	0	0	0	1	12:15	12	0	0	0	0	12
0:30	0	0	0	0	0	0	12:30	12	1	1	0	0	14
0:45	3	0	0	0	0	3	12:45	20	0	0	0	0	20
1:00	0	0	0	0	0	0	13:00	16	0	0	0	0	16
1:15	0	0	0	0	0	0	13:15	14	0	0	0	0	14
1:30	0	0	0	0	0	0	13:30	17	0	0	0	0	17
1:45	0	0	0	0	0	0	13:45	9	1	0	0	0	10
2:00	1	0	0	0	0	1	14:00	18	0	0	0	0	18
2:15	1	0	0	0	0	1	14:15	11	0	0	0	0	11
2:30	1	1	0	0	0	2	14:30	10	0	0	0	0	10
2:45	1	0	0	0	0	1	14:45	14	0	0	0	0	14
3:00	0	0	0	0	0	0	15:00	19	0	0	0	0	19
3:15	0	0	0	0	0	0	15:15	15	0	0	0	0	15
3:30	0	0	0	0	0	0	15:30	11	0	0	0	0	11
3:45	0	0	0	0	0	0	15:45	9	0	0	0	0	9
4:00	0	0	0	0	0	0	16:00	17	0	0	0	0	17
4:15	1	0	0	0	0	1	16:15	9	0	0	0	0	9
4:30	3	0	0	0	0	3	16:30	8	0	0	0	0	8
4:45	1	0	0	0	0	1	16:45	13	0	0	0	0	13
5:00	5	0	0	0	0	5	17:00	5	0	0	0	0	5
5:15	1	0	0	0	0	1	17:15	20	0	0	0	0	20
5:30	6	0	0	0	0	6	17:30	13	0	0	0	0	13
5:45	2	0	0	0	0	2	17:45	13	0	0	0	0	13
6:00	4	0	0	0	0	4	18:00	12	0	0	0	0	12
6:15	6	0	0	0	0	6	18:15	10	0	0	0	0	10
6:30	6	0	0	0	0	6	18:30	11	0	0	0	0	11
6:45	7	0	0	0	0	7	18:45	12	0	0	0	0	12
7:00	9	0	0	0	0	9	19:00	10	0	0	0	0	10
7:15	18	0	0	0	0	18	19:15	5	0	0	0	0	5
7:30	20	0	0	0	0	20	19:30	8	0	0	0	0	8
7:45	31	0	0	0	0	31	19:45	11	0	0	0	0	11
8:00	25	0	0	0	0	25	20:00	7	0	0	0	0	7
8:15	16	0	0	0	0	16	20:15	10	0	0	0	0	10
8:30	15	0	0	0	0	15	20:30	9	0	0	0	0	9
8:45	14	0	0	0	0	14	20:45	7	0	0	0	0	7
9:00	10	0	0	0	0	10	21:00	5	0	0	0	0	5
9:15	15	0	0	0	0	15	21:15	4	0	0	0	0	4
9:30	11	0	0	0	0	11	21:30	6	0	0	0	0	6
9:45	9	0	0	0	0	9	21:45	2	0	0	0	0	2
10:00	9	1	0	0	0	10	22:00	5	0	0	0	0	5
10:15	10	0	0	0	0	10	22:15	4	0	0	0	0	4
10:30	7	0	0	0	0	7	22:30	4	0	0	0	0	4
10:45	12	0	0	0	0	12	22:45	3	0	0	0	0	3
11:00	11	0	0	0	0	11	23:00	6	0	0	0	0	6
11:15	8	1	0	0	0	9	23:15	0	0	0	0	0	0
11:30	9	0	0	0	0	9	23:30	0	0	0	0	0	0
11:45	19	1	0	0	0	20	23:45	3	0	0	0	0	3
TOTAL	329	4	0	0	0	333	TOTAL	468	2	1	0	0	471

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	94

AM PEAK HOUR	12:45 PM
AM PEAK VOLUME	67

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	797	6	1	0	0	804
% OF TOTAL	99.1%	0.7%	0.1%	0.0%	0.0%	100.0%
AM PEAK	94	0	0	0	0	94
PM PEAK	51	0	0	0	0	51

A021323

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS87 Dwy north of Thornton.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	3	0	0	0	0	3
0:15	0	0	0	0	0	0	12:15	2	1	0	0	0	3
0:30	3	0	0	0	0	3	12:30	3	1	0	0	0	4
0:45	2	0	0	0	0	2	12:45	2	0	0	0	0	2
1:00	1	0	0	0	0	1	13:00	3	0	0	0	0	3
1:15	0	0	0	0	0	0	13:15	4	0	0	0	0	4
1:30	0	0	0	0	0	0	13:30	3	0	0	0	0	3
1:45	0	0	0	0	0	0	13:45	3	0	0	0	0	3
2:00	0	0	0	0	0	0	14:00	5	0	0	0	0	5
2:15	0	0	0	0	0	0	14:15	8	0	0	0	0	8
2:30	0	0	0	0	0	0	14:30	6	0	0	0	0	6
2:45	2	0	0	0	0	2	14:45	2	0	0	0	0	2
3:00	1	0	0	0	0	1	15:00	5	0	0	0	0	5
3:15	0	0	0	0	0	0	15:15	5	0	0	0	0	5
3:30	0	0	0	0	0	0	15:30	9	0	0	0	0	9
3:45	0	0	0	0	0	0	15:45	3	0	0	0	0	3
4:00	0	0	0	0	0	0	16:00	9	0	0	0	0	9
4:15	0	0	0	0	0	0	16:15	9	0	0	0	0	9
4:30	0	0	0	0	0	0	16:30	5	0	0	0	0	5
4:45	2	0	0	0	0	2	16:45	7	0	0	0	0	7
5:00	0	0	0	0	0	0	17:00	6	0	0	0	0	6
5:15	0	0	0	0	0	0	17:15	2	0	0	0	0	2
5:30	1	0	0	0	0	1	17:30	9	0	0	0	0	9
5:45	0	0	0	0	0	0	17:45	9	0	0	0	0	9
6:00	0	0	0	0	0	0	18:00	12	0	0	0	0	12
6:15	0	0	0	0	0	0	18:15	5	0	0	0	0	5
6:30	1	0	0	0	0	1	18:30	9	0	0	0	0	9
6:45	3	0	0	0	0	3	18:45	5	0	0	0	0	5
7:00	1	0	0	0	0	1	19:00	5	0	0	0	0	5
7:15	10	0	0	0	0	10	19:15	3	0	0	0	0	3
7:30	2	0	0	0	0	2	19:30	8	0	0	0	0	8
7:45	1	0	0	0	0	1	19:45	3	0	0	0	0	3
8:00	3	0	0	0	0	3	20:00	7	0	0	0	0	7
8:15	4	0	0	0	0	4	20:15	5	0	0	0	0	5
8:30	5	0	0	0	0	5	20:30	8	0	0	0	0	8
8:45	2	1	0	0	0	3	20:45	2	0	0	0	0	2
9:00	10	0	0	0	0	10	21:00	1	0	0	0	0	1
9:15	1	0	0	0	0	1	21:15	3	0	0	0	0	3
9:30	3	0	0	0	0	3	21:30	2	0	0	0	0	2
9:45	7	0	0	0	0	7	21:45	2	0	0	0	0	2
10:00	2	0	0	0	0	2	22:00	7	0	0	0	0	7
10:15	0	0	0	0	0	0	22:15	3	0	0	0	0	3
10:30	1	0	0	0	0	1	22:30	1	0	0	0	0	1
10:45	4	1	0	0	0	5	22:45	3	0	0	0	0	3
11:00	5	0	0	0	0	5	23:00	1	0	0	0	0	1
11:15	3	0	0	0	0	3	23:15	5	0	0	0	0	5
11:30	4	1	0	0	0	5	23:30	1	0	0	0	0	1
11:45	5	0	0	0	0	5	23:45	1	0	0	0	0	1
TOTAL	89	3	0	0	0	92	TOTAL	224	2	0	0	0	226

AM PEAK HOUR	8:15 AM
AM PEAK VOLUME	22

AM PEAK HOUR	5:45 PM
AM PEAK VOLUME	35

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	313	5	0	0	0	318
% OF TOTAL	98.4%	1.6%	0.0%	0.0%	0.0%	100.0%
AM PEAK	16	0	0	0	0	16
PM PEAK	30	0	0	0	0	30

A13123

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS87 Dwy north of Thornton.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	3	0	0	0	0	3
0:15	0	0	0	0	0	0	12:15	6	0	0	0	0	6
0:30	2	0	0	0	0	2	12:30	0	1	0	0	0	1
0:45	1	0	0	0	0	1	12:45	5	0	0	0	0	5
1:00	1	0	0	0	0	1	13:00	3	0	0	0	0	3
1:15	0	0	0	0	0	0	13:15	5	0	0	0	0	5
1:30	1	0	0	0	0	1	13:30	1	0	0	0	0	1
1:45	1	0	0	0	0	1	13:45	5	0	0	0	0	5
2:00	0	0	0	0	0	0	14:00	5	0	0	0	0	5
2:15	0	0	0	0	0	0	14:15	6	0	0	0	0	6
2:30	0	0	0	0	0	0	14:30	7	0	0	0	0	7
2:45	1	0	0	0	0	1	14:45	4	0	0	0	0	4
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	2	0	0	0	0	2
3:30	1	0	0	0	0	1	15:30	11	0	0	0	0	11
3:45	0	0	0	0	0	0	15:45	3	0	0	0	0	3
4:00	1	0	0	0	0	1	16:00	5	0	0	0	0	5
4:15	1	0	0	0	0	1	16:15	12	0	0	0	0	12
4:30	0	0	0	0	0	0	16:30	5	0	0	0	0	5
4:45	0	0	0	0	0	0	16:45	7	0	0	0	0	7
5:00	1	0	0	0	0	1	17:00	5	0	0	0	0	5
5:15	0	0	0	0	0	0	17:15	6	0	0	0	0	6
5:30	1	0	0	0	0	1	17:30	1	0	0	0	0	1
5:45	1	0	0	0	0	1	17:45	4	0	0	0	0	4
6:00	1	0	0	0	0	1	18:00	7	0	0	0	0	7
6:15	3	0	0	0	0	3	18:15	7	0	0	0	0	7
6:30	6	0	0	0	0	6	18:30	7	0	0	0	0	7
6:45	3	0	0	0	0	3	18:45	4	0	0	0	0	4
7:00	13	0	0	0	0	13	19:00	5	0	0	0	0	5
7:15	14	0	0	0	0	14	19:15	2	0	0	0	0	2
7:30	3	0	0	0	0	3	19:30	4	0	0	0	0	4
7:45	7	0	0	0	0	7	19:45	4	0	0	0	0	4
8:00	6	0	0	0	0	6	20:00	5	0	0	0	0	5
8:15	3	0	0	0	0	3	20:15	4	0	0	0	0	4
8:30	11	0	0	0	0	11	20:30	4	0	0	0	0	4
8:45	5	1	0	0	0	6	20:45	1	0	0	0	0	1
9:00	6	0	0	0	0	6	21:00	2	0	0	0	0	2
9:15	1	0	0	0	0	1	21:15	0	0	0	0	0	0
9:30	4	0	0	0	0	4	21:30	2	0	0	0	0	2
9:45	6	0	0	0	0	6	21:45	0	0	0	0	0	0
10:00	4	0	0	0	0	4	22:00	5	0	0	0	0	5
10:15	0	0	0	0	0	0	22:15	3	0	0	0	0	3
10:30	2	0	0	0	0	2	22:30	1	0	0	0	0	1
10:45	1	0	0	0	0	1	22:45	3	0	0	0	0	3
11:00	3	0	0	0	0	3	23:00	1	0	0	0	0	1
11:15	4	0	0	0	0	4	23:15	5	0	0	0	0	5
11:30	5	0	0	0	0	5	23:30	1	0	0	0	0	1
11:45	4	1	0	0	0	5	23:45	0	0	0	0	0	0
TOTAL	128	2	0	0	0	130	TOTAL	194	1	0	0	0	195

AM PEAK HOUR	7:00 AM
AM PEAK VOLUME	37

AM PEAK HOUR	3:30 PM
AM PEAK VOLUME	31

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	322	3	0	0	0	325
% OF TOTAL	99.1%	0.9%	0.0%	0.0%	0.0%	100.0%
AM PEAK	37	0	0	0	0	37
PM PEAK	29	0	0	0	0	29

A021323

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS88 Southern Dwy east of Cawston.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	6	0	0	0	0	6
0:15	2	0	0	0	0	2	12:15	12	0	0	0	0	12
0:30	3	0	0	0	0	3	12:30	9	0	0	0	0	9
0:45	1	0	0	0	0	1	12:45	3	0	0	0	0	3
1:00	1	0	0	0	0	1	13:00	4	0	0	0	0	4
1:15	2	0	0	0	0	2	13:15	13	0	0	0	0	13
1:30	0	0	0	0	0	0	13:30	11	0	0	0	0	11
1:45	3	0	0	0	0	3	13:45	3	0	0	0	0	3
2:00	0	0	0	0	0	0	14:00	4	0	0	0	0	4
2:15	1	0	0	0	0	1	14:15	11	0	0	0	0	11
2:30	0	0	0	0	0	0	14:30	8	0	0	0	0	8
2:45	1	0	0	0	0	1	14:45	11	0	0	0	0	11
3:00	0	0	0	0	0	0	15:00	14	0	0	0	0	14
3:15	1	0	0	0	0	1	15:15	6	0	0	0	0	6
3:30	0	0	0	0	0	0	15:30	9	0	0	0	0	9
3:45	0	0	0	0	0	0	15:45	12	0	0	0	0	12
4:00	0	0	0	0	0	0	16:00	7	0	0	0	0	7
4:15	0	0	0	0	0	0	16:15	13	0	0	0	0	13
4:30	1	0	0	0	0	1	16:30	6	0	0	0	0	6
4:45	0	0	0	0	0	0	16:45	16	0	0	0	0	16
5:00	5	0	0	0	0	5	17:00	16	0	0	0	0	16
5:15	2	0	0	0	0	2	17:15	7	0	0	0	0	7
5:30	3	0	0	0	0	3	17:30	13	0	0	0	0	13
5:45	2	0	0	0	0	2	17:45	10	0	0	0	0	10
6:00	1	0	0	0	0	1	18:00	6	0	0	0	0	6
6:15	0	0	0	0	0	0	18:15	10	0	0	0	0	10
6:30	3	0	0	0	0	3	18:30	10	0	0	0	0	10
6:45	4	0	0	0	0	4	18:45	10	0	0	0	0	10
7:00	12	0	0	0	0	12	19:00	10	0	0	0	0	10
7:15	11	0	0	0	0	11	19:15	7	0	0	0	0	7
7:30	10	0	0	0	0	10	19:30	8	0	0	0	0	8
7:45	5	0	0	0	0	5	19:45	4	0	0	0	0	4
8:00	6	0	0	0	0	6	20:00	4	0	0	0	0	4
8:15	2	0	0	0	0	2	20:15	3	0	0	0	0	3
8:30	9	0	0	0	0	9	20:30	4	0	0	0	0	4
8:45	9	0	0	0	0	9	20:45	2	0	0	0	0	2
9:00	3	0	0	0	0	3	21:00	4	0	0	0	0	4
9:15	3	0	0	0	0	3	21:15	6	0	0	0	0	6
9:30	4	0	0	0	0	4	21:30	6	0	0	0	0	6
9:45	2	0	0	0	0	2	21:45	2	0	0	0	0	2
10:00	3	0	0	0	0	3	22:00	4	0	0	0	0	4
10:15	2	0	0	0	0	2	22:15	5	0	0	0	0	5
10:30	5	1	0	0	0	6	22:30	5	0	0	0	0	5
10:45	4	0	0	0	0	4	22:45	3	0	0	0	0	3
11:00	6	0	0	0	0	6	23:00	0	0	0	0	0	0
11:15	5	0	0	0	0	5	23:15	1	0	0	0	0	1
11:30	6	0	0	0	0	6	23:30	1	0	0	0	0	1
11:45	1	1	0	0	0	2	23:45	1	0	0	0	0	1
TOTAL	145	2	0	0	0	147	TOTAL	340	0	0	0	0	340

AM PEAK HOUR	7:00 AM
AM PEAK VOLUME	38

AM PEAK HOUR	4:45 PM
AM PEAK VOLUME	52

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	485	2	0	0	0	487
% OF TOTAL	99.6%	0.4%	0.0%	0.0%	0.0%	100.0%
AM PEAK	38	0	0	0	0	38
PM PEAK	52	0	0	0	0	52

A13123

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS88 Southern Dwy east of Cawston.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1	12:00	4	0	0	0	0	4
0:15	1	0	0	0	0	1	12:15	8	0	0	0	0	8
0:30	2	0	0	0	0	2	12:30	7	2	0	0	0	9
0:45	2	0	0	0	0	2	12:45	7	0	0	0	0	7
1:00	0	0	0	0	0	0	13:00	8	0	0	0	0	8
1:15	1	0	0	0	0	1	13:15	9	0	0	0	0	9
1:30	0	0	0	0	0	0	13:30	13	0	0	0	0	13
1:45	0	0	0	0	0	0	13:45	7	0	0	0	0	7
2:00	0	0	0	0	0	0	14:00	14	0	0	0	0	14
2:15	0	0	0	0	0	0	14:15	13	0	0	0	0	13
2:30	0	0	0	0	0	0	14:30	4	0	0	0	0	4
2:45	0	0	0	0	0	0	14:45	6	0	0	0	0	6
3:00	0	0	0	0	0	0	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	8	0	0	0	0	8
3:30	0	0	0	0	0	0	15:30	9	0	0	0	0	9
3:45	3	0	0	0	0	3	15:45	11	0	0	0	0	11
4:00	1	0	0	0	0	1	16:00	8	0	0	0	0	8
4:15	1	0	0	0	0	1	16:15	6	0	0	0	0	6
4:30	0	0	0	0	0	0	16:30	4	0	0	0	0	4
4:45	0	0	0	0	0	0	16:45	7	0	0	0	0	7
5:00	2	0	0	0	0	2	17:00	12	0	0	0	0	12
5:15	1	0	0	0	0	1	17:15	6	0	0	0	0	6
5:30	2	0	0	0	0	2	17:30	11	0	0	0	0	11
5:45	1	0	0	0	0	1	17:45	6	0	0	0	0	6
6:00	6	0	0	0	0	6	18:00	3	0	0	0	0	3
6:15	3	0	0	0	0	3	18:15	3	0	0	0	0	3
6:30	3	0	0	0	0	3	18:30	8	0	0	0	0	8
6:45	14	0	0	0	0	14	18:45	8	0	0	0	0	8
7:00	20	0	0	0	0	20	19:00	4	0	0	0	0	4
7:15	18	0	0	0	0	18	19:15	4	0	0	0	0	4
7:30	26	0	0	0	0	26	19:30	4	0	0	0	0	4
7:45	11	0	0	0	0	11	19:45	3	0	0	0	0	3
8:00	6	0	0	0	0	6	20:00	5	0	0	0	0	5
8:15	5	0	0	0	0	5	20:15	5	0	0	0	0	5
8:30	8	0	0	0	0	8	20:30	5	0	0	0	0	5
8:45	8	0	0	0	0	8	20:45	3	0	0	0	0	3
9:00	5	0	0	0	0	5	21:00	5	0	0	0	0	5
9:15	2	0	0	0	0	2	21:15	5	0	0	0	0	5
9:30	5	0	0	0	0	5	21:30	4	0	0	0	0	4
9:45	6	0	0	0	0	6	21:45	2	0	0	0	0	2
10:00	5	0	0	0	0	5	22:00	1	0	0	0	0	1
10:15	0	0	0	0	0	0	22:15	2	0	0	0	0	2
10:30	3	0	0	0	0	3	22:30	4	0	0	0	0	4
10:45	7	1	0	0	0	8	22:45	1	0	0	0	0	1
11:00	8	1	0	0	0	9	23:00	0	0	0	0	0	0
11:15	5	0	0	0	0	5	23:15	7	0	0	0	0	7
11:30	4	0	0	0	0	4	23:30	1	0	0	0	0	1
11:45	5	1	0	0	0	6	23:45	1	0	0	0	0	1
TOTAL	201	3	0	0	0	204	TOTAL	282	2	0	0	0	284

AM PEAK HOUR	6:45 AM
AM PEAK VOLUME	78

AM PEAK HOUR	1:30 PM
AM PEAK VOLUME	47

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	TOTAL
TOTAL: AM+PM	483	5	0	0	0	488
% OF TOTAL	99.0%	1.0%	0.0%	0.0%	0.0%	100.0%
AM PEAK	75	0	0	0	0	75
PM PEAK	36	0	0	0	0	36

A021323

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS89 Northern Dwy east of Cawston.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	4	0	0	0	0	4
0:15	0	0	0	0	0	0	12:15	3	0	0	0	0	3
0:30	0	0	0	0	0	0	12:30	3	0	0	0	0	3
0:45	1	0	0	0	0	1	12:45	1	0	0	0	0	1
1:00	0	0	0	0	0	0	13:00	5	0	0	0	0	5
1:15	0	0	0	0	0	0	13:15	1	0	0	0	0	1
1:30	1	0	0	0	0	1	13:30	4	0	0	0	0	4
1:45	0	0	0	0	0	0	13:45	4	0	0	0	0	4
2:00	1	0	0	0	0	1	14:00	7	1	0	0	0	8
2:15	0	0	0	0	0	0	14:15	5	0	0	0	0	5
2:30	0	0	0	0	0	0	14:30	4	0	0	0	0	4
2:45	0	0	0	0	0	0	14:45	4	0	0	0	0	4
3:00	0	0	0	0	0	0	15:00	4	0	0	0	0	4
3:15	0	0	0	0	0	0	15:15	5	0	1	0	0	6
3:30	0	0	0	0	0	0	15:30	3	0	0	0	0	3
3:45	0	0	0	0	0	0	15:45	2	0	0	0	0	2
4:00	2	0	0	0	0	2	16:00	7	0	0	0	0	7
4:15	5	0	0	0	0	5	16:15	6	0	0	0	0	6
4:30	0	0	0	0	0	0	16:30	8	0	0	0	0	8
4:45	0	0	0	0	0	0	16:45	10	0	0	0	0	10
5:00	0	0	0	0	0	0	17:00	8	0	0	0	0	8
5:15	0	0	0	0	0	0	17:15	4	0	0	0	0	4
5:30	0	0	0	0	0	0	17:30	3	0	0	0	0	3
5:45	1	0	0	0	0	1	17:45	4	0	0	0	0	4
6:00	1	0	0	0	0	1	18:00	5	0	0	0	0	5
6:15	2	0	0	0	0	2	18:15	6	0	0	0	0	6
6:30	1	0	0	0	0	1	18:30	8	0	0	0	0	8
6:45	0	0	0	0	0	0	18:45	4	0	0	0	0	4
7:00	2	0	0	0	0	2	19:00	5	0	0	0	0	5
7:15	1	0	0	0	0	1	19:15	4	0	0	0	0	4
7:30	5	0	0	0	0	5	19:30	4	0	0	0	0	4
7:45	2	0	0	0	0	2	19:45	5	0	0	0	0	5
8:00	0	0	0	0	0	0	20:00	3	0	0	0	0	3
8:15	1	0	0	0	0	1	20:15	7	0	0	0	0	7
8:30	3	0	0	0	0	3	20:30	4	0	0	0	0	4
8:45	5	0	0	0	0	5	20:45	12	0	0	0	0	12
9:00	5	1	0	0	0	6	21:00	4	0	0	0	0	4
9:15	3	0	0	0	0	3	21:15	5	0	0	0	0	5
9:30	1	0	0	0	0	1	21:30	4	0	0	0	0	4
9:45	5	0	0	0	0	5	21:45	6	0	0	0	0	6
10:00	3	0	0	0	0	3	22:00	2	0	0	0	0	2
10:15	2	0	0	0	0	2	22:15	4	0	0	0	0	4
10:30	2	0	0	0	0	2	22:30	3	0	0	0	0	3
10:45	4	0	0	0	0	4	22:45	3	0	0	0	0	3
11:00	5	0	0	0	0	5	23:00	6	0	0	0	0	6
11:15	1	0	0	0	0	1	23:15	7	0	0	0	0	7
11:30	3	0	0	0	0	3	23:30	6	0	0	0	0	6
11:45	3	1	0	0	0	4	23:45	5	0	0	0	0	5
TOTAL	73	2	0	0	0	75	TOTAL	231	1	1	0	0	233

AM PEAK HOUR	8:30 AM
AM PEAK VOLUME	17

AM PEAK HOUR	4:15 PM
AM PEAK VOLUME	32

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	304	3	1	0	0	308
% OF TOTAL	98.7%	1.0%	0.3%	0.0%	0.0%	100.0%
AM PEAK	10	0	0	0	0	10
PM PEAK	32	0	0	0	0	32

A13123

Study Site 10 - Riverdale Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS89 Northern Dwy east of Cawston.

AM TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 1	2	3	4	5	TOTAL
0:00	0	0	0	0	0	0	12:00	6	0	0	0	0	6
0:15	0	0	0	0	0	0	12:15	9	0	0	0	0	9
0:30	3	0	0	0	0	3	12:30	6	0	0	0	0	6
0:45	1	0	0	0	0	1	12:45	4	0	0	0	0	4
1:00	0	0	0	0	0	0	13:00	5	0	0	0	0	5
1:15	0	0	0	0	0	0	13:15	4	0	0	0	0	4
1:30	0	0	0	0	0	0	13:30	5	0	0	0	0	5
1:45	0	0	0	0	0	0	13:45	4	0	0	0	0	4
2:00	0	0	0	0	0	0	14:00	3	0	0	0	0	3
2:15	0	0	0	0	0	0	14:15	8	0	0	0	0	8
2:30	0	0	0	0	0	0	14:30	6	0	0	0	0	6
2:45	2	0	0	0	0	2	14:45	5	0	0	0	0	5
3:00	1	0	0	0	0	1	15:00	6	0	0	0	0	6
3:15	0	0	0	0	0	0	15:15	9	0	0	0	0	9
3:30	3	0	0	0	0	3	15:30	5	0	1	0	0	6
3:45	0	0	0	0	0	0	15:45	7	0	0	0	0	7
4:00	0	0	0	0	0	0	16:00	2	0	0	0	0	2
4:15	4	0	0	0	0	4	16:15	6	0	0	0	0	6
4:30	0	0	0	0	0	0	16:30	6	0	0	0	0	6
4:45	1	0	0	0	0	1	16:45	5	0	0	0	0	5
5:00	0	0	0	0	0	0	17:00	6	0	0	0	0	6
5:15	0	0	0	0	0	0	17:15	3	0	0	0	0	3
5:30	2	0	0	0	0	2	17:30	4	0	0	0	0	4
5:45	2	0	0	0	0	2	17:45	3	0	0	0	0	3
6:00	5	0	0	0	0	5	18:00	6	0	0	0	0	6
6:15	3	0	0	0	0	3	18:15	5	0	0	0	0	5
6:30	2	0	0	0	0	2	18:30	3	0	0	0	0	3
6:45	5	0	0	0	0	5	18:45	3	0	0	0	0	3
7:00	7	0	0	0	0	7	19:00	6	0	0	0	0	6
7:15	7	0	0	0	0	7	19:15	2	0	0	0	0	2
7:30	5	0	0	0	0	5	19:30	2	0	0	0	0	2
7:45	2	0	0	0	0	2	19:45	3	0	0	0	0	3
8:00	4	0	0	0	0	4	20:00	3	0	0	0	0	3
8:15	3	0	0	0	0	3	20:15	1	0	0	0	0	1
8:30	6	0	0	0	0	6	20:30	1	0	0	0	0	1
8:45	4	0	0	0	0	4	20:45	2	0	0	0	0	2
9:00	2	0	0	0	0	2	21:00	1	0	0	0	0	1
9:15	2	0	0	0	0	2	21:15	5	0	0	0	0	5
9:30	3	0	0	0	0	3	21:30	2	0	0	0	0	2
9:45	8	0	0	0	0	8	21:45	2	0	0	0	0	2
10:00	1	0	0	0	0	1	22:00	1	0	0	0	0	1
10:15	3	0	0	0	0	3	22:15	1	0	0	0	0	1
10:30	2	0	0	0	0	2	22:30	3	0	0	0	0	3
10:45	3	0	0	0	0	3	22:45	2	0	0	0	0	2
11:00	2	0	0	0	0	2	23:00	1	0	0	0	0	1
11:15	2	0	0	0	0	2	23:15	0	0	0	0	0	0
11:30	3	0	0	0	0	3	23:30	1	0	0	0	0	1
11:45	1	1	0	0	0	2	23:45	0	0	0	0	0	0
TOTAL	104	1	0	0	0	105	TOTAL	183	0	1	0	0	184

AM PEAK HOUR	6:45 AM
AM PEAK VOLUME	24

AM PEAK HOUR	3:00 PM
AM PEAK VOLUME	28

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

	1	2	3	4	5	
TOTAL: AM+PM	287	1	1	0	0	289
% OF TOTAL	99.3%	0.3%	0.3%	0.0%	0.0%	100.0%
AM PEAK	21	0	0	0	0	21
PM PEAK	23	0	0	0	0	23

A021323

Study Site 11 - Parkridge Meadows Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS70 Dwy east of E Parkridge.

AM	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	9	0	0	0	0	9
0:15	2	0	0	0	0	2	12:15	10	0	0	0	0	10
0:30	8	0	0	0	0	8	12:30	16	0	0	0	0	16
0:45	2	0	0	0	0	2	12:45	13	1	0	0	0	14
1:00	2	0	0	0	0	2	13:00	20	2	0	0	0	22
1:15	2	0	0	0	0	2	13:15	10	2	0	0	0	12
1:30	1	0	0	0	0	1	13:30	18	1	0	0	0	19
1:45	1	0	0	0	0	1	13:45	18	0	0	0	0	18
2:00	1	0	0	0	0	1	14:00	19	2	0	0	0	21
2:15	1	0	0	0	0	1	14:15	21	1	0	0	0	22
2:30	1	0	0	0	0	1	14:30	37	1	0	0	0	38
2:45	1	0	0	0	0	1	14:45	32	0	0	0	0	32
3:00	4	0	0	0	0	4	15:00	15	0	0	0	0	15
3:15	5	0	0	0	0	5	15:15	22	2	0	0	0	24
3:30	1	0	0	0	0	1	15:30	20	0	0	0	0	20
3:45	4	0	0	0	0	4	15:45	17	0	0	0	0	17
4:00	7	0	0	0	0	7	16:00	26	3	0	0	0	29
4:15	0	0	0	0	0	0	16:15	21	0	0	0	0	21
4:30	2	0	0	0	0	2	16:30	26	0	0	0	0	26
4:45	4	0	0	0	0	4	16:45	25	0	0	0	0	25
5:00	3	0	0	0	0	3	17:00	23	0	0	0	0	23
5:15	5	0	0	0	0	5	17:15	25	0	0	0	0	25
5:30	1	0	0	0	0	1	17:30	19	0	0	0	0	19
5:45	5	0	0	0	0	5	17:45	30	0	0	0	0	30
6:00	4	0	0	0	0	4	18:00	13	0	0	0	0	13
6:15	6	0	0	0	0	6	18:15	28	1	0	0	0	29
6:30	3	2	0	0	0	5	18:30	14	1	0	0	0	15
6:45	8	1	0	0	0	9	18:45	26	0	0	0	0	26
7:00	6	2	0	0	0	8	19:00	18	0	0	0	0	18
7:15	7	3	0	0	0	10	19:15	9	0	0	0	0	9
7:30	20	0	1	0	0	21	19:30	18	0	0	0	0	18
7:45	11	0	0	0	0	11	19:45	20	0	0	0	0	20
8:00	11	0	1	0	0	12	20:00	14	0	0	0	0	14
8:15	15	1	0	0	0	16	20:15	7	0	0	0	0	7
8:30	11	1	0	0	0	12	20:30	18	0	0	0	0	18
8:45	8	2	0	0	0	10	20:45	14	0	0	0	0	14
9:00	11	0	0	0	0	11	21:00	9	0	0	0	0	9
9:15	5	0	0	0	0	5	21:15	15	0	0	0	0	15
9:30	9	2	0	0	0	11	21:30	11	0	0	0	0	11
9:45	8	0	0	0	0	8	21:45	12	0	0	0	0	12
10:00	13	0	0	0	0	13	22:00	11	0	0	0	0	11
10:15	3	1	0	0	0	4	22:15	6	0	0	0	0	6
10:30	9	1	0	0	0	10	22:30	12	0	0	0	0	12
10:45	15	0	0	0	0	15	22:45	5	0	0	0	0	5
11:00	10	0	0	0	0	10	23:00	7	0	0	0	0	7
11:15	7	1	0	0	0	8	23:15	3	0	0	0	0	3
11:30	11	0	0	0	0	11	23:30	6	0	0	0	0	6
11:45	8	0	0	0	0	8	23:45	2	0	0	0	0	2
TOTAL	284	17	2	0	0	303	TOTAL	790	17	0	0	0	807

AM PEAK HOUR	7:30 AM
AM PEAK VOLUME	60

AM PEAK HOUR	2:00 PM
AM PEAK VOLUME	113

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	1,074	34	2	0	0	1,110
% OF TOTAL	96.8%	3.1%	0.2%	0.0%	0.0%	100.0%
AM PEAK	57	1	2	0	0	60
PM PEAK	98	3	0	0	0	101

A13123

Study Site 11 - Parkridge Meadows Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS70 Dwy east of E Parkridge.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	2	0	0	0	0	2	12:00	8	0	0	0	0	8
0:15	3	0	0	0	0	3	12:15	12	1	0	0	0	13
0:30	4	0	0	0	0	4	12:30	12	0	0	0	0	12
0:45	3	0	0	0	0	3	12:45	10	0	0	0	0	10
1:00	2	0	0	0	0	2	13:00	16	2	0	0	0	18
1:15	1	0	0	0	0	1	13:15	15	2	0	0	0	17
1:30	1	0	0	0	0	1	13:30	14	0	0	0	0	14
1:45	0	0	0	0	0	0	13:45	18	0	0	0	0	18
2:00	0	0	0	0	0	0	14:00	16	3	0	0	0	19
2:15	0	0	0	0	0	0	14:15	20	2	0	0	0	22
2:30	1	0	0	0	0	1	14:30	17	0	0	0	0	17
2:45	0	0	0	0	0	0	14:45	14	0	0	0	0	14
3:00	1	0	0	0	0	1	15:00	16	1	0	0	0	17
3:15	0	0	0	0	0	0	15:15	29	2	0	0	0	31
3:30	1	0	0	0	0	1	15:30	24	0	0	0	0	24
3:45	2	0	0	0	0	2	15:45	21	0	0	0	0	21
4:00	10	0	0	0	0	10	16:00	15	3	0	0	0	18
4:15	14	0	0	0	0	14	16:15	17	0	0	0	0	17
4:30	16	0	0	0	0	16	16:30	12	0	0	0	0	12
4:45	11	0	0	0	0	11	16:45	9	0	0	0	0	9
5:00	6	0	0	0	0	6	17:00	18	0	0	0	0	18
5:15	19	0	0	0	0	19	17:15	15	0	0	0	0	15
5:30	13	0	0	0	0	13	17:30	15	0	0	0	0	15
5:45	16	0	0	0	0	16	17:45	12	0	0	0	0	12
6:00	10	0	0	0	0	10	18:00	11	0	0	0	0	11
6:15	11	0	0	0	0	11	18:15	12	0	0	0	0	12
6:30	18	0	0	0	0	18	18:30	15	3	0	0	0	18
6:45	28	3	0	0	0	31	18:45	12	0	0	0	0	12
7:00	12	1	0	0	0	13	19:00	14	1	0	0	0	15
7:15	35	4	0	0	0	39	19:15	11	0	0	0	0	11
7:30	26	0	0	0	0	26	19:30	13	0	0	0	0	13
7:45	26	0	1	0	0	27	19:45	7	0	0	0	0	7
8:00	23	0	0	0	0	23	20:00	16	0	0	0	0	16
8:15	10	0	1	0	0	11	20:15	10	0	0	0	0	10
8:30	14	1	0	0	0	15	20:30	19	0	0	0	0	19
8:45	20	3	0	0	0	23	20:45	7	0	0	0	0	7
9:00	15	0	0	0	0	15	21:00	7	0	0	0	0	7
9:15	16	0	0	0	0	16	21:15	4	0	0	0	0	4
9:30	9	1	0	0	0	10	21:30	6	0	0	0	0	6
9:45	16	1	0	0	0	17	21:45	6	0	0	0	0	6
10:00	10	0	0	0	0	10	22:00	1	0	0	0	0	1
10:15	17	0	0	0	0	17	22:15	4	0	0	0	0	4
10:30	8	1	0	0	0	9	22:30	7	0	0	0	0	7
10:45	17	0	0	0	0	17	22:45	3	0	0	0	0	3
11:00	10	0	0	0	0	10	23:00	8	0	0	0	0	8
11:15	5	0	0	0	0	5	23:15	0	0	0	0	0	0
11:30	12	1	0	0	0	13	23:30	3	0	0	0	0	3
11:45	17	0	0	0	0	17	23:45	1	0	0	0	0	1
TOTAL	511	16	2	0	0	529	TOTAL	572	20	0	0	0	592

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	115

AM PEAK HOUR	3:15 PM
AM PEAK VOLUME	94

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	1,083	36	2	0	0	1,121
% OF TOTAL	96.6%	3.2%	0.2%	0.0%	0.0%	100.0%
AM PEAK	110	4	1	0	0	115
PM PEAK	60	0	0	0	0	60

A021323

Study Site 12 - Hunt Club Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS81 Dwy west of Goetz.

AM TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 1	2	3	4	5	TOTAL
0:00	11	0	0	0	0	11	12:00	29	1	0	0	0	30
0:15	7	0	0	0	0	7	12:15	34	0	0	0	0	34
0:30	9	0	0	0	0	9	12:30	28	0	0	0	0	28
0:45	6	0	0	0	0	6	12:45	32	1	0	0	0	33
1:00	3	0	0	0	0	3	13:00	20	2	0	0	0	22
1:15	6	0	0	0	0	6	13:15	40	2	0	0	0	42
1:30	3	0	0	0	0	3	13:30	37	0	0	0	0	37
1:45	7	0	0	0	0	7	13:45	29	0	0	0	0	29
2:00	2	0	0	0	0	2	14:00	28	0	0	0	0	28
2:15	5	0	0	0	0	5	14:15	48	1	0	0	0	49
2:30	5	0	0	0	0	5	14:30	45	0	0	0	0	45
2:45	8	0	0	0	0	8	14:45	33	1	0	0	0	34
3:00	5	0	0	0	0	5	15:00	33	1	0	0	0	34
3:15	2	0	0	0	0	2	15:15	51	0	0	0	0	51
3:30	2	0	0	0	0	2	15:30	48	0	1	0	0	49
3:45	8	0	0	0	0	8	15:45	62	0	0	0	0	62
4:00	0	0	0	0	0	0	16:00	56	1	0	0	0	57
4:15	3	0	0	0	0	3	16:15	42	0	0	0	0	42
4:30	1	0	0	0	0	1	16:30	49	0	0	0	0	49
4:45	10	0	0	0	0	10	16:45	39	0	0	0	0	39
5:00	5	0	0	0	0	5	17:00	59	0	0	0	0	59
5:15	8	0	0	0	0	8	17:15	43	0	0	0	0	43
5:30	6	0	0	0	0	6	17:30	40	0	0	0	0	40
5:45	5	0	0	0	0	5	17:45	50	1	0	0	0	51
6:00	6	0	0	0	0	6	18:00	38	1	0	0	0	39
6:15	3	0	0	0	0	3	18:15	33	0	0	0	0	33
6:30	8	0	0	0	0	8	18:30	44	0	0	0	0	44
6:45	9	0	0	0	0	9	18:45	35	1	0	0	0	36
7:00	9	0	0	0	0	9	19:00	33	0	0	0	0	33
7:15	14	0	0	0	0	14	19:15	29	0	0	0	0	29
7:30	15	0	0	0	0	15	19:30	27	0	0	0	0	27
7:45	34	0	0	0	0	34	19:45	20	1	0	0	0	21
8:00	44	1	0	0	0	45	20:00	29	0	0	0	0	29
8:15	47	2	1	0	0	50	20:15	25	0	0	0	0	25
8:30	23	0	0	0	0	23	20:30	33	0	0	0	0	33
8:45	37	0	0	0	0	37	20:45	29	0	0	0	0	29
9:00	14	0	0	0	0	14	21:00	29	0	0	0	0	29
9:15	13	0	0	0	0	13	21:15	21	0	0	0	0	21
9:30	16	0	0	0	0	16	21:30	32	0	0	0	0	32
9:45	10	1	0	0	0	11	21:45	10	0	0	0	0	10
10:00	11	1	0	0	0	12	22:00	15	0	0	0	0	15
10:15	16	2	0	0	0	18	22:15	18	0	0	0	0	18
10:30	19	0	0	0	0	19	22:30	21	0	0	0	0	21
10:45	20	0	0	0	0	20	22:45	19	0	0	0	0	19
11:00	14	1	1	0	0	16	23:00	11	0	0	0	0	11
11:15	20	0	0	0	0	20	23:15	21	0	0	0	0	21
11:30	17	0	0	0	0	17	23:30	10	0	0	0	0	10
11:45	19	0	0	0	0	19	23:45	14	0	0	0	0	14
TOTAL	565	8	2	0	0	575	TOTAL	1,571	14	1	0	0	1,586

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	155

AM PEAK HOUR	3:15 PM
AM PEAK VOLUME	219

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

TOTAL: AM+PM	2,136	22	3	0	0	2,161
% OF TOTAL	98.8%	1.0%	0.1%	0.0%	0.0%	100.0%
AM PEAK	151	3	1	0	0	155
PM PEAK	192	1	0	0	0	193

A13123

Study Site 12 - Hunt Club Apartments

24-HOUR ROADWAY SEGMENT COUNTS (WITH CLASSIFICATION)

Prepared by AimTD LLC tel. 714 253 7888 cs@aimtd.com

DATE: THREE DAYS **CITY:** WRCOG

JOB #: SC3826 **LOCATION:** CLASS81 Dwy west of Goetz.

AM	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	1	2	3	4	5	TOTAL
0:00	5	0	0	0	0	5	12:00	27	1	0	0	0	28
0:15	4	0	0	0	0	4	12:15	17	0	0	0	0	17
0:30	6	0	0	0	0	6	12:30	42	1	0	0	0	43
0:45	1	0	0	0	0	1	12:45	29	1	0	0	0	30
1:00	2	0	0	0	0	2	13:00	31	2	0	0	0	33
1:15	5	0	0	0	0	5	13:15	24	0	0	0	0	24
1:30	4	0	0	0	0	4	13:30	39	3	0	0	0	42
1:45	1	0	0	0	0	1	13:45	40	1	0	0	0	41
2:00	2	0	0	0	0	2	14:00	53	0	0	0	0	53
2:15	4	0	0	0	0	4	14:15	38	0	0	0	0	38
2:30	2	0	0	0	0	2	14:30	32	0	0	0	0	32
2:45	4	0	0	0	0	4	14:45	25	0	0	0	0	25
3:00	4	0	0	0	0	4	15:00	38	1	0	0	0	39
3:15	8	0	0	0	0	8	15:15	39	1	0	0	0	40
3:30	12	0	0	0	0	12	15:30	38	0	1	0	0	39
3:45	15	0	0	0	0	15	15:45	39	0	0	0	0	39
4:00	13	0	0	0	0	13	16:00	28	0	0	0	0	28
4:15	11	0	0	0	0	11	16:15	32	1	0	0	0	33
4:30	23	0	0	0	0	23	16:30	33	0	0	0	0	33
4:45	17	0	0	0	0	17	16:45	23	0	0	0	0	23
5:00	10	0	0	0	0	10	17:00	28	0	0	0	0	28
5:15	18	0	0	0	0	18	17:15	39	0	0	0	0	39
5:30	21	0	0	0	0	21	17:30	31	0	0	0	0	31
5:45	28	0	0	0	0	28	17:45	27	0	0	0	0	27
6:00	14	0	0	0	0	14	18:00	17	0	0	0	0	17
6:15	25	1	0	0	0	26	18:15	24	0	0	0	0	24
6:30	37	0	0	0	0	37	18:30	19	0	0	0	0	19
6:45	30	0	0	0	0	30	18:45	24	0	0	0	0	24
7:00	47	1	0	0	0	48	19:00	20	1	0	0	0	21
7:15	65	0	0	0	0	65	19:15	17	0	0	0	0	17
7:30	72	0	0	0	0	72	19:30	13	0	0	0	0	13
7:45	87	0	0	0	0	87	19:45	17	0	0	0	0	17
8:00	53	0	0	0	0	53	20:00	10	0	0	0	0	10
8:15	30	1	0	0	0	31	20:15	18	2	0	0	0	20
8:30	16	2	1	0	0	19	20:30	18	0	0	0	0	18
8:45	17	0	0	0	0	17	20:45	16	0	0	0	0	16
9:00	30	0	0	0	0	30	21:00	9	0	0	0	0	9
9:15	14	0	0	0	0	14	21:15	8	0	0	0	0	8
9:30	23	0	0	0	0	23	21:30	16	0	0	0	0	16
9:45	20	0	0	0	0	20	21:45	8	0	0	0	0	8
10:00	25	1	0	0	0	26	22:00	5	0	0	0	0	5
10:15	27	0	0	0	0	27	22:15	4	0	0	0	0	4
10:30	17	1	0	0	0	18	22:30	11	0	0	0	0	11
10:45	31	0	0	0	0	31	22:45	10	0	0	0	0	10
11:00	24	0	0	0	0	24	23:00	7	0	0	0	0	7
11:15	25	1	0	0	0	26	23:15	6	0	0	0	0	6
11:30	22	0	0	0	0	22	23:30	2	0	0	0	0	2
11:45	16	0	1	0	0	17	23:45	1	0	0	0	0	1
TOTAL	987	8	2	0	0	997	TOTAL	1,092	15	1	0	0	1,108

AM PEAK HOUR	7:15 AM
AM PEAK VOLUME	277

AM PEAK HOUR	1:30 PM
AM PEAK VOLUME	174

CLASS 1	CARS
CLASS 2	2-AXLE TRUCKS
CLASS 3	3-AXLE TRUCKS
CLASS 4	4-AXLE TRUCKS
CLASS 5	5-AXLE + TRUCKS

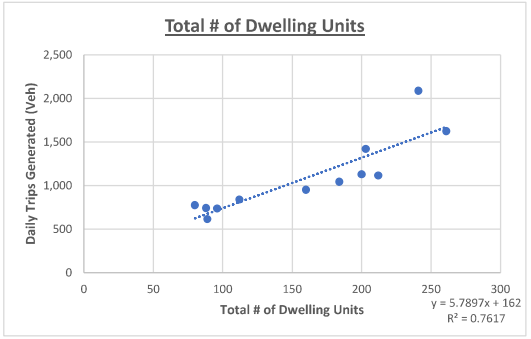
TOTAL: AM+PM	2,079	23	3	0	0	2,105
% OF TOTAL	98.8%	1.1%	0.1%	0.0%	0.0%	100.0%
AM PEAK	277	0	0	0	0	277
PM PEAK	125	0	0	0	0	125

Appendix B: Apartment Characteristics

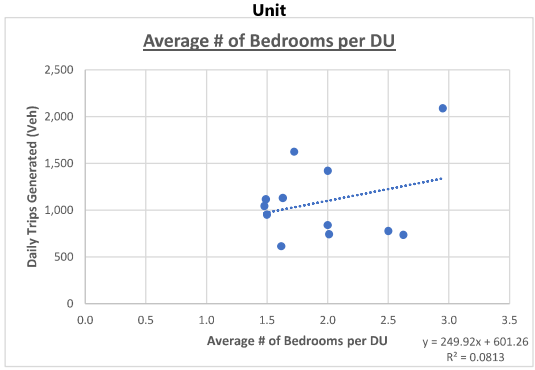
Study Site #	TUMF Zone	Name	Address	Phone #	Apartment Website	# of Apartment Style								Apartment Size (Sq. Ft.)							
						Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Total # of DUs	Total # of Bedrooms	Average # Bedrooms per DU	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Average Size of Unit per Complex	Sum of Area of All Dus	Average Square Footage per DU (Sq. Ft.)
1	Central Zone	Oakwood Apartments	15170 Perris Blvd, Moreno Valley, CA 92551	+1 951-243-0800	N/A	-	-	80	93	68	241	711	3.0	-	-	832	1,042	1,282	1,052	250,642	1040.01
2	Northwest Zone	Springbrook Park Apartments	1066 Orange St, Riverside, CA 92501	+1 951-682-9774	N/A	-	40	32	40	-	112	224	2.0	-	800	967	1,100	-	956	106,944	954.86
3	Central Zone	Vista Springs Apartments	21550 Box Springs Rd, Moreno Valley, CA 92557	+1 951-276-0334	N/A	-	108	104	-	-	212	316	1.5	-	690	960	-	-	825	174,360	822.45
4	Northwest Zone	Vesada Apartment Homes	3390 Country Village Road, Riverside, CA 92509	+1 951-462-2198	california.weidner.com	18	72	153	18	-	261	450	1.7	629	782	1,021	1,168	-	900	244,863	938.17
5	Southwest Zone	Morning Ridge Apartments	30660 Milky Way Dr, Temecula, CA 92592	+1 951-699-0886	morningridgeapts.com	-	74	126	-	-	200	326	1.6		680	950	-	-	815	170,020	850.10
6	Northwest Zone	Stonegate Apartments	6506 Doolittle Ave, Riverside, CA 92503	(951) 351-9445	stonegateriverside.com	1	79	80	-	-	160	240	1.5	300	705	905	-	-	637	128,395	802.47
7	Southwest Zone	River's Edge Apartment Homes	2088 E Lakeshore Dr, Lake Elsinore, CA 92530	+1 951-678-8553	riversedgeapartmentliving.com	-	96	88	-	-	184	272	1.5	-	762	1,089	-	-	926	168,984	918.39
8	Hemet/San Jacinto Zone	Mayberry Colony Apartments	40389 Mayberry Ave # A1, Hemet, CA 92544	+1 951-929-3380	www.mayberrycolony.com	-	34	55	-	-	89	144	1.6	-	790	962	-	-	876	79,770	896.29
9	Pass Zone	Summit Ridge Apartments	555 N Hathaway St # 1101, Banning, CA 92220	+1 951-849-3001	www.summitridgebanning.com	-	-	40	40	-	80	200	2.5	-	850	1,058	-	-	954	42,320	529.00
10	Hemet/San Jacinto Zone	Riverdale Apartments	1250 S Cawston Ave, Hemet, CA 92545	+1 951-766-5672	www.rentriverdaleapts.com	-	-	36	60	-	96	252	2.6	-	-	984	1,033	-	1,009	97,404	1014.63
11	Northwest Zone	Parkridge Meadows Apartments	219 E Parkridge Ave, Corona, CA 92879	+1 951-736-8681	www.allenproperties.net	-	-	87	1	-	88	177	2.0	-	-	780	-	-	780	67,860	771.14
12	Central Zone	Hunt Club Apartments	1355 S Perris Blvd, Perris, CA 92570	+1 951-657-0228	www.huntclubperris.com	-	-	203	-	-	203	406	2.0	-	-	962	-	-	962	195,286	962.00

Appendix C: Correlation Plots

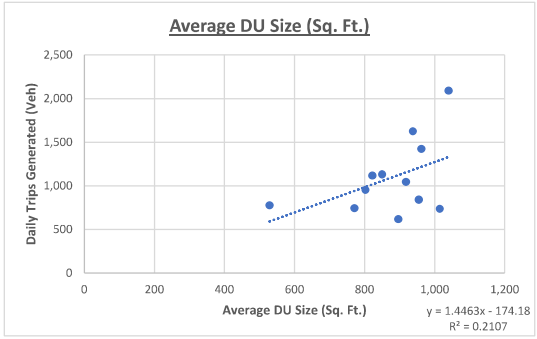
Daily Trip Generation by # of Dwelling Units in Complex



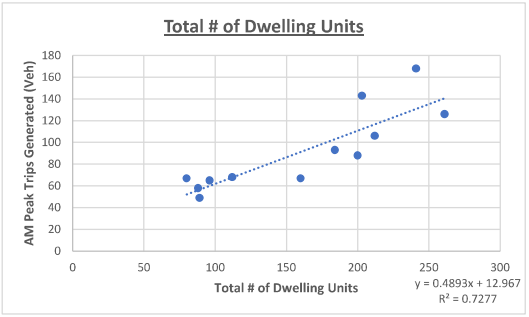
Daily Trip Generation by Average # of Bedrooms Per Dwelling Unit



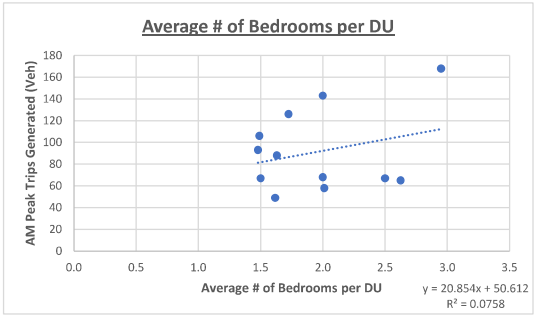
Daily Trip Generation by Average Size of Dwelling Unit



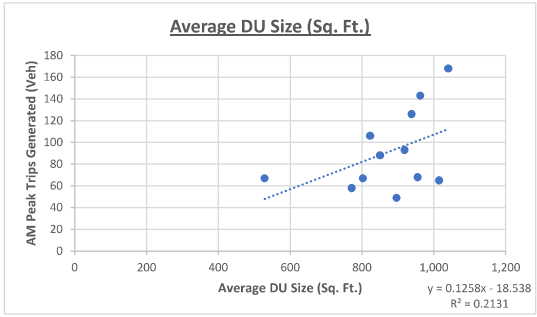
AM Peak Trip Generation by # of Dwelling Units in Complex



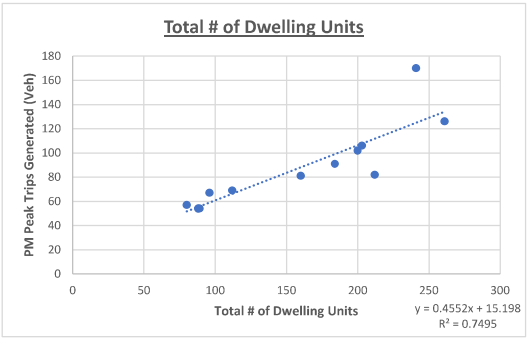
AM Peak Trip Generation by Average # of Bedrooms Per Dwelling Unit



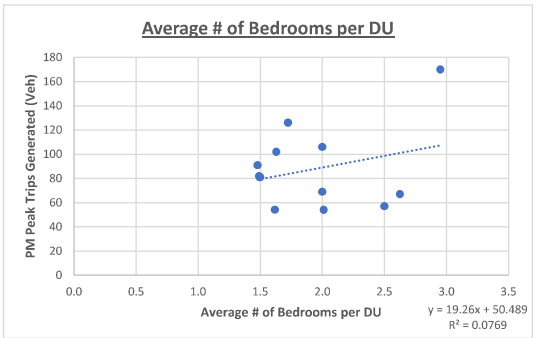
AM Peak Trip Generation by Average Size of Dwelling Unit



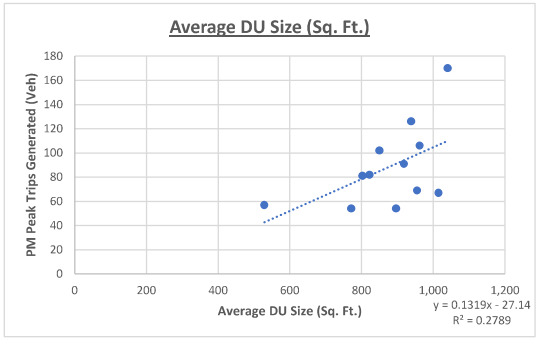
PM Peak Trip Generation by # of Dwelling Units in Complex



PM Peak Trip Generation by Average # of Bedrooms Per Dwelling Unit



PM Peak Trip Generation by Average Size of Dwelling Unit



Appendix L - Non-Residential Fee Calculation

The non-residential fee was calculated by multiplying the estimated Regional System of Highways and Arterials improvements cost attributable to new development (**Section 4.0**) by the proportion of all regional trips that are generated by non-residential land uses (**Section 5.3**), and dividing this number by the projected increase in non-residential land use between 2018 and 2045 (**Table 2.3**, **Section 2.0**) and the proportional share of new employees in each sector.

In preparation for the fee calculation, SCAG 2020 RTP/SCS employment data by sector was first converted to land use as square feet of gross floor area (SF GFA). Non-residential employee to gross floor area conversion factors were derived from four sources. These sources are:

- Cordoba Corporation/Parsons Brinckerhoff Quade and Douglas, Inc. (PBQD), Land Use Density Conversion Factors For The Long-Range Corridor Study San Bernardino and Riverside Counties, August 20, 1990. Table 8.
- Orange County Transportation Authority (OCTA), Orange County Subarea Modeling Guidelines Manual, June 2001. Appendix C.
- Southern California Association of Governments (SCAG), Employment Density Study, October 31, 2001, Table IIB
- County of Riverside, General Plan, As Amended December 15, 2015, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Table E-5

The employment conversion factors developed for use in the calculation of the non-residential fee are tabulated in **Exhibits L-1** through **L-4**. The relevant sections of these respective publications are included in this Appendix as **Exhibits L-5** through **L-8**.

To account for the difference in trip generation rates between the various employment sectors, the non-residential fee value for each sector was normalized by multiplying by the respective median trip generation rate for the range of associated land use types as published in the Institute of Traffic Engineers Trip Generation Manual, Eleventh Edition, 2021. The respective fee values are presented in **Section 6.2**. The table detailing the calculation of the non-residential fee (and residential fee) is included in **Appendix K** as **Exhibit K-1**.

EXHIBIT L-1 Employment Conversion Factors

Employment Sector	Business by Land Use Category (1)	Employees	Gross Floor Area (TSF)	Conversion Rate (Employees/TSF)	Land Use Category (2)	Minimum Range Conversion Rate (Employees/TSF)	Land Use Category (3)	SF per Employee based on Average Employees per Acre and Average FAR (Riverside County)	Employees/TSF	Land Use Category (4)	SF per Employee	Employees/TSF	TUMF Median Employment Conversion Factors (Employees/TSF)
Industrial	Heavy Manufacturing	6,379	5,117	1.25	R&D/LI/BP	2.50	R&D/Flex Space	867		Light Industrial	1030		
	General Manufacturing	11,603	6,103	1.90	Heavy Industry	2.00	Light Manufacturing	1548		Heavy Industry	1500		
	Light Manufacturing	8,624	3,962	2.18	Warehouse	1.00	Warehouse	1195					
	Manufacturing, Small Module	5,559	3,038	1.83									
	High Tech/Research	954	411	2.32									
	Wholesale, Trade Industry	6,120	4,140	1.48									
	Warehousing	119	279	0.43									
	General Industry	1,023	917	1.12									
	Median			**1.65**	Median	**2.00**	Median	*1195.0*	**0.84**	Median	*1265.0*	**0.79**	**1.25**
Retail	Retail Trade	34,821	20,125	1.73			Regional Retail	268		Commercial Retail	500		
	Personnal, Rental and Repair	3,452	1,590	2.17			Other Retail/Service	629					
	Equipment Rental	1,080	453	2.38									
	General Commercial	12,978	17,023	0.76									
	Median			**1.95**			Median	*448.5*	**2.23**	Median	*500.0*	**2.00**	**2.00**
Service	Financial/Insurance/Real Estate	7,738	1,095	7.07	Office	3.00	Low-Rise Office	481		Commercial Office	300		
	Small Office	3,945	548	7.20	Medical/PO/Bank	3.50	Hotel/Motel	3476		Business Park	600		
	Professional Services	5,470	1,529	3.58	Hospital	2.50							
	Business Services	6,680	1,966	3.40	Restaurant	3.00							
	General Offices	8,900	3,886	2.29									
	Medical Services	9,006	3,201	2.81									
	Restaurant	23,345	4,061	5.75									
	Median			**3.58**	Median	**3.00**	Median	*1978.5*	**0.51**	Median	*450.0*	**2.22**	**2.61**
Government/Public Sector					Government/Civic	3.00	Government Offices	208					
					Library	1.50							
					Median	**2.25**	Median	*208.0*	**4.81**				**3.53**

Notes:
- Business by Land Use Categories Wholesale Trade Commercial and Automotive Repair were excluded as there is inconsistencies between the Land Use Density Conversion Factors For Long Range Corridor Study San Bernardino and Riverside Counties categorization, and the NAICS Major Group categorization.
- OCTA Typical Employment Conversion Factors for Commercial excluded as it potentially covers uses in both Retail and Service categories: Hotel/Motel, Schools, Golf Course, Developed Park, Park and Agricultural were excluded as they are calculated from units other than TSF.
- TUMF Median Employment Conversion Factor is the median of (1) through (4) Conversion Rates

(1) Cordoba Corporation/PBQD, Land Use Density Conversion Factors For Long Range Corridor Study San Bernardino and Riverside Counties, August 20, 1990. Table 8.
(2) OCTA, Orange County Subarea Model Guidelines Manual, June 2001. Appendix C.
(3) SCAG, Employment Density Study, October 31, 2001, Table IIB
(4) County of Riverside, General Plan, As Amended December 15, 2015, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Table E-5

EXHIBIT L-2 Population and Employment Estimates

Sector	2018	2045	Change	Employee Conversion Factor / TSF	Change in SF of GFA
Population	1,905,440	2,533,876	628,436		
Households					
Single-Family	397,407	564,898	167,491		
Multi-Family	157,166	247,501	90,335		
Totals	554,573	812,399	257,826		
Employees					
Industrial	169,334	245,915	76,581	**1.25**	61,489,565
Retail	73,814	86,929	13,115	**2.00**	6,557,500
Service	308,703	482,958	174,255	**2.61**	66,735,957
Government/Public Sector	18,569	30,640	12,071	**3.53**	3,420,665
Totals	570,420	846,442	276,022		138,203,688

Source: SCAG 2020 RTP/SCS; RivCOM

EXHIBIT L-3 Trip Generation Rate Comparison

Non-Residential

	Employee Growth	SF Growth	ITE Median PM Peak Hour Trips Per Employee	ITE Median PM Peak Hour Trips per TSF	Trip Growth (SFGrowth * ITEMedian)	Calculated PM Peak Hour Trips per Employee	Weighted Median PM Peak Hour Trips Per Employee	Median Share PM Peak Period Pass By Trips (Retail and Service Uses)	Adjusted PM Peak Hour Trips Per Employee
Industrial	76,581	61,489,565	0.7	0.6	36,894	0.5	0.6		0.6
Retail	13,115	6,557,500	3.3	5.0	32,788	2.5	2.9	37%	1.8
Service	174,255	66,735,957	2.2	5.7	380,395	2.2	2.2	44%	1.2
Government/Public Sector	12,071	3,420,665	3.3	3.2	10,946	0.9	2.1		2.1
	276,022	138,203,688			461,022				

EXHIBIT L-4 Representative ITE Weekday PM Peak Hour Trip Generation Rates

RESIDENTIAL

Land Use Category	ITE Reference	PM Peak Hour Trip Ends per DU	PM Peak Hour Trip Ends per Residents
Single Family Residential			
Single Family Detached Housing	210	0.99	0.28
Multi Family			
Single-Family Attached Housing	215	0.61	0.44
Multifamily Housing (Low-Rise) Not Close to Rail Transit	220	0.57	0.27
Multifamily Housing (Mid-Rise) Not Close to Rail Transit	221	0.39	0.23
Multifamily Housing (High-Rise) Not Close to Rail Transit	222	0.40	
Affordable Housing - Income Limits	223	0.50	0.14
Average		*0.49*	*0.27*
Median		*0.50*	*0.25*

NON-RESIDENTIAL

Land Use Category	ITE Reference	PM Peak Hour Trip Ends per TSF*	PM Peak Hour Trip Ends per Employee*	PM Peak Period Pass by Trips**
Industrial				
Intermodal Truck Terminal	30	1.89	0.72	
General Light Industry	110	0.80	0.69	
Industrial Park	130	0.40	0.42	
Manufacturing	140	0.80	0.40	
Warehousing	150	0.23	0.68	
High-Cube Transload and Short-Term Storage	154	0.17		
High-Cube Fulfillment Center Warehouse - Non-Sort	155	0.27		
High-Cube Parcel Hib Warehouse	156	0.71		
Average		*0.66*	*0.58*	
Median		*0.56*	*0.68*	
Retail				
Building Materials and Lumber	812	2.65	3.30	
Free-Standing Discount Superstore	813	4.39	1.75	29%
Variety Store	814	7.42	12.65	34%
Free-Standing Discount Store	815	5.42	2.36	20%
Hardware/Paint Store	816	1.10	3.77	26%
Nursery (Garden Center)	817	8.37	2.55	
Nursery (Wholesale)	818	5.01	0.59	
Shopping Center	820	4.09	1.91	
Shopping Center (150K to 300K)	820			29%
Shopping Center (300K to 900 K)	820			19%
Shopping Plaza with Supermarket	821	9.72		
Shopping Plaza without Supermarket	821	5.40	1.80	
Shopping Plaza	821			40%
Strip Retail Plaza	822	13.24	10.15	
Factory Outlet Center	823	1.94		
Automobile Sales (New)	840	2.65	1.10	
Automobile Sales (Used)	841	4.92	2.27	
Automobile Parts Sales	843	5.88	4.27	43%
Tire Store	848	3.72	3.05	25%
Supermarket	850	9.19	3.37	24%
Convenience Store	851	53.51	34.33	
Convenience Market with Gasoline Pumps	853			
Discount Supermarket	854			
Discount Club	857	4.62	3.49	34%
Sporting Goods Superstore	861	2.58	0.93	
Home Improvement Superstore	862	3.21		42%
Electronics Superstore	863	4.48		40%
Pet Supply Superstore	866	2.19		
Book Superstore	868	14.00		
Department Store	875	2.81		
Apparel Store	876	4.20		
Pharmacy/Drugstore without Drive Through Window	880	8.62		53%
Pharmacy/Drugstore with Drive Through Window	881	11.23	7.79	49%
Marijuana Dispensary	882	24.57		
Furniture Store	890	0.70	1.01	53%
Liquor Store	899	17.00	5.98	
Gasoline/Service Station	944		28.39	57%
Convenience Store/Gas Station (none)	945		21.31	
Convenience Store/Gas Station (9 - 15 vehicle fueling positions)	945	56.38		75%
Average		*9.54*	*6.87*	*38%*
Median		*4.97*	*3.30*	*37%*
Service				
Data Center	160	0.13		
Specialty Trade Contractor	180	2.18	0.80	
Movie Theatre	445	14.06	9.56	
Health/Fitness Club	492	3.92		
Day Care Center	565	11.82	4.66	44%
Hospital	610	0.98	0.33	
Nursing Home	620	0.82	0.45	
Clinic	630	4.22	2.49	
Animal Hospital/Veterinary Clinic	640	3.83	2.26	
Free Standing Emergency Room	650	2.24		
Small Office Building	712	3.15	1.90	
Medical-Dentist Office Building (Stand-Alone)	720	4.79	1.26	
Medical-Dentist Office Building (Within/Near Hospital Campus)	720	3.78	1.03	
Walk-in Bank	911	26.40	6.18	
Drive-in Bank	912	20.92	4.36	35%
Hair Salon	918	1.94		
Copy, Print and Express Ship Store	920	12.30	6.63	
Fast Casual Restaurant	930	18.57		
Fine Dining Restaurant	931	8.28	1.79	44%
High Turnover (Sit-Down) Restaurant	932	16.35	3.66	43%
Fast Food Restaurant with Drive Through	934	50.94	5.45	55%
Fast Food Restaurant with Drive Through No Seating	935			31%
Coffee/Donut Shop with Drive Through	937	43.65		
Coffee/Donut Shop with Drive Through No Seating	938			98%
Quick Lube Vehicle Shop	941	9.42	2.17	
Automobile Care Center	942	3.51	1.43	
Automobile Parts and Service Center	943	2.61	1.80	
Wine Tasting Room	970	6.60		
Brewery Tap Room	971	10.93		
Drinking Place	975	15.53		
Average		*10.85*	*3.06*	*50%*
Median		*5.70*	*2.17*	*44%*
Government/Public Sector				
Recreational Community Center	495	2.53	2.71	
Elementary School	520		4.60	
Middle/Junior High School	522		4.83	
High School	525		3.32	
School District Office	528	2.37	0.84	
Private School (K-8)	530		5.72	
Private School (K-12)	532		2.82	
Private High School	534		2.49	
Charter Elementary School	536		10.64	
Charter School (K-12)	538		10.66	
Junior/Community College	540		1.63	
University/College	550		0.81	
Adult Detention Facility	571	0.94	0.51	
Library	590	8.53	6.81	
Government Office Building	730	3.19	0.91	
State Motor Vehicles Department	731	7.68	4.27	
Post Office	732	15.11	3.29	
Average		*5.76*	*3.93*	
Median		*3.19*	*3.29*	

Notes:

* - Average weekday PM peak hour of generator trip end data derived from ITE Trip Generation Manual (11th Edition), September 2021

** - Average weekday PM peak pass-by trip rates derived from ITE Trip Generation Manual (11th Edition), September 2021

EXHIBIT L-5
Land Use Density Conversion Factors for the Long-Range Corridor Study San Bernardino and Riverside Counties, Table 8
Cordoba Corporation/Parsons Brinckerhoff Quade and Douglas, Inc. (PBQD), August 20, 1990.

TABLE 8
EMPLOYEES PER ACRE
RIVERSIDE COUNTY

BUSINESS BY LAND USE	Employees *	Floor Space Sq. Ft.	Square Feet Per Employee	Average F.A.R	Employees per Acre
Manufacturing/Industrial	40,383	23,968,000	594	0.25	18
Heavy Manufacturing	6,379	5,117,000	802	0.20	11
General Manufacturing	11,603	6,103,000	526	0.20	17
Light Manufacturing	8,624	3,962,000	459	0.25	24
Manufacturing, Small Module	5,559	3,038,000	547	0.25	20
High Tech Activity and Research	954	411,000	431	0.35	35
Wholesale Trade Industrial	6,120	4,140,000	676	0.25	16
Warehousing	119	279,000	2,345	0.25	5
General Industrial	1,023	917,000	896	0.20	10
Commercial	79,067	46,304,000	586	0.30	22
Retail Trade	34,821	20,125,000	578	0.30	23
Restaurants and Bars	23,345	4,061,000	174	0.30	75
Personnal, Rental and Repair Services	3,452	1,590,000	461	0.30	28
Automotive Repair Services	1,870	1,619,000	866	0.30	15
Equipment Rental	1,080	453,000	419	0.30	31
Wholesale, Trade Commercial	1,521	1,434,000	943	0.25	12
General Commercial	12,978	17,023,000	1,312	0.40	13
Office	41,740	12,226,000	293	0.50	74
Finance/Insurance/Real Estate	7,738	1,095,000	142	0.50	154
Finance/Insurance/RE/Small Office	3,945	548,000	139	0.50	157
Professional Services	5,470	1,529,000	280	0.50	78
Business Services	6,680	1,966,000	294	0.50	74
General Office	8,900	3,886,000	437	0.50	50
Medical Services	9,006	3,201,000	355	0.50	61

*** Employment figures do not include government, military and sole proprietorships.**
Source: Urban Decision Systems (1989), Census Zip Business Patterns (1986)
Filename: Trans rv

EXHIBIT L-6
Orange County Subarea Modeling Guidelines Manual, Appendix C
Orange County Transportation Authority (OCTA)
June 2001

TYPICAL EMPLOYMENT CONVERSION FACTORS
(June 2001)

Land Use Category	Conversion Rates Range	Employment Type (Percentate Ranges)		
		Retail	Service	Other
Commercial	2.25 –2.75 employees/TSF[1]	60% - 90%	10% - 40%	0% – 5%
Office/Office Park	3.00 – 4.00 employees/TSF	0% – 5%	20% – 30%	65% - 80%
R&D/Light Industrial/Business Park	2.50 – 3.50 employees/TSF	0% – 5%	0% - 30%	60% - 100%
Heavy Industrial	2.00 – 2.50 employees/TSF	0%	0%	100%
Warehouse	1.00 – 2.00 employees/TSF	0%	0%	100%
Restaurant	3.00 – 5.00 employees/TSF	100%	0%	0%
Medical Office/Post-Offfice/Bank	3.50 – 4.50 employees/TSF	0% - 10%	70% - 100%	0% – 20%
Government Office/Civic Center	3.00 – 4.00 employees/TSF	0% – 5%	50% - 70%	25% – 50%
Hospital	2.50 – 3.00 employees/TSF	0%	70% - 80%	20% – 30%
Library/Museum	1.50 – 2.50 employees/TSF	0%	100%	0%
Hotel/Motel	0.75 – 1.25 employees/room	0% - 10%	70% - 80%	10% – 30%
Schools	0.08 – 0.12 employees/student	0%	0%	100%
Golf Course	0.50 – 0.70 employees/acre	0% - 10%	90% - 100%	0%
Developed Park/Athletic Fields	0.20 – 0.40 employees/acre	0%	80% - 100%	0% – 20%
Park	0.05 – 0.10 employees/acre	0%	80% - 100%	0% – 20%
Agricultural	0.01 – 0.05 employees/acre	0%	0%	100%

[1] Thousands of Square Feet

EXHIBIT L-7
Employment Density Study, Table IIB
Southern California, October 31, 2001

Table II-A
Derivation of Square Feet per Employee Based on:
--MEDIAN EMPLOYEES PER ACRE
--MEDIAN FAR

Land Use Category	Los Angeles	Orange	Riverside	San Bernardino	Ventura	Imperial	Region
	Square Feet per Employee						
Regional Retail	--	2,322	165	1,392	990	--	1,023
Other Retail/Svc.	730	450	1,148	432	412	796	585
Low-Rise Office	471	352	598	1,014	659	415	466
High-Rise Office	377	235	--	--	--	--	300
Hotel/Motel	1,179	--	5,273	1,747	--	808	1,804
R & D/Flex Space	1,717	511	1,121	1,833	277	--	527
Light Manufacturing	1,214	786	2,221	1,538	202	2,230	924
Heavy Manufacuring	--	--	--	--	--	--	--
Warehouse	1,518	1,350	819	2,111	149	3,257	1,225
Government Offices	2,182	408	1,475	851	120	407	672

Table II-B
Derivation of Square Feet per Employee Based on:
--AVERAGE EMPLOYEES PER ACRE
--AVERAGE FAR

Land Use Category	Los Angeles	Orange	Riverside	San Bernardino	Ventura	Imperial	Region
	Square Feet per Employee						
Regional Retail	--	704	268	1,009	1,165	--	857
Other Retail/Svc.	424	325	629	124	271	255	344
Low-Rise Office	319	287	481	697	389	632	288
High-Rise Office	440	218	--	--	--	--	311
Hotel/Motel	--	--	3,476	2,544	--	311	1,152
R & D/Flex Space	1,796	466	867	834	269	--	344
Light Manufacturing	829	558	1,548	705	189	994	439
Heavy Manufacuring	--	--	--	--	--	--	--
Warehouse	1,518	979	581	1,195	131	450	814
Government Offices	1,442	206	208	188	94	322	261

Notes:
"--" = Data not available.

EXHIBIT L-8
General Plan, As Amended December 15, 2015.
Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology,
Table E-5
County of Riverside, 2015

Table E-3: Net Parcel Acre Factors

Land Use Designation	Net Parcel Area
Commercial Retail (CR)	0.75
Commercial Tourist (CT)	0.75
Commercial Office (CO)	0.75
Light Industrial (LI)	0.80
Heavy Industrial (HI)	0.75
Business Park (BP)	0.75

Net Parcel Square Feet: To convert net acres to net square feet, net acres are multiplied by 43,560 feet per acre. For example, 50 net acres of Commercial Office (66.66 gross acres) equals 2,178,000 net square feet.

Floor Area Ratio (FAR): Floor Area Ratio, or FAR, indicates the ratio of gross building square footage permitted on a parcel to net square footage of the parcel. FAR's for Commercial, Industrial and Business Park land uses are identified, in Table E-4, below. See General Plan Glossary for full definition of FAR.

Table E-4: Development FAR Factors

	FAR		
Land Use Designation	Minimum	Probable*	Maximum
Commercial Retail (CR)	0.20	0.23	0.35
Commercial Tourist (CT)	0.20	0.25	0.35
Commercial Office (CO)	0.25	0.35	1.00
Light Industrial (LI)	0.25	0.38	0.60
Heavy Industrial (HI)	0.15	0.40	0.50
Business Park (BP)	0.25	0.30	0.60

*Factor used for theoretical planning estimates.

Building Square Footage: Building square footage for the land use designations listed in the table above are calculated by multiplying the Net Square Feet of each land use designation by the corresponding FAR. For instance, 20,000 square feet of Commercial Retail with an FAR of 0.23 would yield 4,600 square feet of building space.

Square Feet (SF)/Employee Factor: This factor indicates the number of employees typically associated with a given amount of square feet of building space per employee. It is used to estimate the number of jobs resulting for a given land use designation. These factors for the commercial land use designations are listed in Table E-5 below.

Table E-5: Commercial Employment Factors

Land Use Designation	SF/Employee
Commercial Retail (CR)*	500
Commercial Tourist (CT)	500
Commercial Office (CO)	300
Light Industrial (LI)	1,030
Heavy Industrial (HI)	1,500
Business Park (BP)	600

*It is assumed that CR designated lands will build out at 40% CR and 60% MDR.

Employment: Employment for commercial, industrial, and business park land uses is calculated by dividing the total number of building square feet by the SF/Employee factor. For example, 300,000 square feet of commercial office building space would yield 1,000 employees.

Attachment 2

RESOLUTION ESTABLISHING TUMF FEES

RESOLUTION NO. 25-4805

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF MURRIETA

WHEREAS, the City of Murrieta ("City") is a member agency of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and seventeen cities located in Western Riverside County; and

WHEREAS, the member agencies of WRCOG recognized that there was insufficient funding to address the impacts of new development on the regional system of highways and arterials in Western Riverside County (the "Regional System"); and

WHEREAS, in order to address this shortfall, the member agencies formulated a plan whereby a transportation mitigation fee would be assessed on new development and would be used to fund the necessary improvements for the Regional System; and

WHEREAS, in furtherance of this plan, the WRCOG Executive Committee adopted the "Western Riverside County Transportation Uniform Fee Nexus Study", dated October 18, 2002 (the "2002 Nexus Study"); and

WHEREAS, based on the 2002 Nexus Study, the City adopted Ordinance No. 277-03 on February 4, 2003 (the "TUMF Ordinance") pursuant to California Government Code sections 66000 *et seq.* authorizing the City to impose the Transportation Uniform Mitigation Fee ("TUMF") upon new development; and

WHEREAS, in 2016, the TUMF Nexus Study ("2016 Nexus Study") was updated for the purpose of updating the fees. On July 10, 2017, the WRCOG Executive Committee reviewed the 2016 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; and

WHEREAS, on November 7, 2017, the City adopted Ordinance No. 525-17 which adopted the 2016 Nexus Study and updated the TUMF; and

WHEREAS, in 2018, the TUMF Program was altered to adopt a process in which WRCOG calculates and collects TUMF on behalf of member agencies under the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2018; and

WHEREAS, the City adopted Ordinance No.541-19 on January 15, 2019 allowing WRCOG to calculate and collect TUMF on behalf of the City; and

WHEREAS, 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") pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), 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.

WHEREAS, consistent with its previous findings made in the adoption of Ordinance No. 541-19, the City Council has been informed and advised, and hereby finds, that 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 (police and fire) to respond and, thus, adversely affect the public health, safety and welfare. Therefore, continuation of a TUMF Program is essential.

WHEREAS, the City Council finds and determines that 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.

WHEREAS, the City Council finds and determines that 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.

WHEREAS, the City Council finds and determines that the cost estimates set forth in the new 2024 Nexus Study are reasonable cost estimates for constructing the Regional System improvements and the facilities that compromise the Regional System, and that the amount of the TUMF expected to be generated by new development will not exceed the total fair share cost to such development.

WHEREAS, the fees collected pursuant to the TUMF Ordinance shall be used to help pay for the design, planning, construction of and real 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.

WHEREAS, by notice duly given and published, the City Council set the time and place for a public hearing on the 2024 Nexus Study and the fees proposed thereunder and at least ten (10) days prior to this hearing, the City Council made the 2024 Nexus Study available to the public.

WHEREAS, at the time and place set for the hearing, the City Council duly considered data and information provided by the public relative to the cost of the improvements and facilities for which the fees are proposed and all other comments, whether written or oral, submitted prior to the conclusion of the hearing.

WHEREAS, the City Council finds that the 2024 Nexus Study proposes a fair and equitable method for distributing a portion of the unfunded costs of improvements and facilities to the Regional system.

WHEREAS, Section 4.C. of the TUMF Ordinance authorizes periodic review and adjustment to the applicable TUMF in accordance with any adjustments made by the WRCOG Executive Committee; and

WHEREAS, the fees collected pursuant to this Resolution shall be used to finance the public facilities described or identified in the Nexus Study; and

WHEREAS, the levying of TUMF has been reviewed by the City Council and staff in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines and it has been determined that the adoption of this ordinance is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

NOW, THEREFORE, the City Council of the City of Murrieta does resolve as follows:

SECTION 1. Findings. The recitals set forth above are hereby adopted as findings in support of this Resolution. In addition, the City Council re-adopts the findings contained in Section 2 of Ordinance No. 613-25 in support of the adjusted TUMF contained herein.

SECTION 2. TUMF Schedule. In accordance with Section 4.C. of the TUMF Ordinance, there is hereby adopted the following fee schedule for the TUMF which replaces the fee schedule set forth in Sections 2 and 3 of Resolution No. 20-4249 in its entirety as of April 20, 2025, provided that the fee for retail commercial projects shall go into effect upon the Effective Date set forth in Section 5, below:

A. There is hereby adopted the following TUMF schedule:

(1) $12,380 per single family residential unit 1,800 square feet or less
(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
(2) $7,816 per multi-family residential unit
(3) $2.33 per square foot of an industrial project
(4) $7.72 per square foot of a retail commercial project
(5) $4.89 per square foot of a service commercial project
(6) $2.45 per square foot of a service Class A and B Office

SECTION 3. Adoption of 2024 Nexus Study. The City Council hereby adopts the 2024 Nexus Study and its findings. The 2024 Nexus Study is attached as Exhibit "B" to Ordinance No. 613-25 and is incorporated herein by reference.

SECTION 4. CEQA Findings. The City Council hereby finds that in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines the adoption of this Resolution is exempt from CEQA pursuant to Section 15061(b)(3).

SECTION 5. Effective Date. This Resolution shall become effective on the 61st day after adoption.

ADOPTED this 18th day of February 2025.

Cindy Warren, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)ss.
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 25-4805 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 18th day of February, 2025, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

Attachment 3

PRIOR CITY COUNCIL ACTIONS CONCERNING TUMF

On February 4, 2003, the City Council adopted Ordinance No. 277-03 authorizing the City to impose the Western Riverside Council of Governments (WRCOG) TUMF upon new development (Vote 5-0).

On December 6, 2005, the City Council adopted Ordinance No. 345-06 amending the Western Riverside Transportation Uniform Mitigation Fee (TUMF) Program (Vote 4-0-1).

On May 2, 2006, the City Council adopted Ordinance No. 358-06 (superseding 277-03 and 345-06) authorizing the City to adjust the TUMF fee based on the Western Riverside Transportation Fee Nexus Study 2005 Update (Vote 5-0).

On December 15, 2009, the City Council adopted Ordinance No. 432-10 (superseding 277-03 and 358-06) to update the City's participation in the Western Riverside Transportation Uniform Mitigation Fee (TUMF) Program (Vote 5-0).

On June 17, 2014, the City Council adopted Ordinance No. 494-14, which amended Ordinance 432-10 to include new exemptions for newly constructed specially adapted homes for severely disabled veterans under the Western Riverside Transportation Uniform Mitigation Fee (TUMF) Program (Vote 5-0).

On November 7, 2017, the City Council adopted Ordinance No. 525-17 (superseding 432-10) to update participation in the Western Riverside Transportation Uniform Mitigation Fee (TUMF) Program (Vote 4-0-0-1).

On January 15, 2019, the City Council adopted Ordinance No. 541-19 (amending and superseding 525-17) to update the process for WRCOG Calculation and collection of fees (Vote 4-0-1).

On May 19, 2020 the City Council approved Resolution No. 20-4249 to update the TUMF fees to account for increased costs associated with construction and labor for TUMF projects (Vote 4-0-0-1).

On October 5, 2021 the City Council approved Resolution No. 21-4477 to update TUMF fees as part of a periodic review and adjustment of said fees (Vote 4-1-0)

Attachment 4

Murrieta TUMF Projects

Project ID	Description	Zone	City	Project Type	Status	TUMF Funds Spent	TUMF Funds Allocated
TOTAL						**$31,017,031**	
16-SW-MUR-1188	Keller Rd/I-215 Interchange	Southwest	Murrieta	Interchange	Ongoing	$2,250,000	$9,250,000
23-SW-MUR-1191	Murrieta Hot Springs (Margarita Rd to Winchester Rd)	Southwest	Murrieta	Road Widening	Ongoing		$2,700,000
24-SW-MUR-1313	Whitewood Rd (Clinton Keith Rd to Hunter Rd)	Southwest	Murrieta	Road Widening	Ongoing		$1,500,000
06-SW-MUR-1081	California Oaks/I-15 Interchange	Southwest	Murrieta	Interchange	Completed	$11,470,228	
06-SW-MUR-1083	Los Alamos Rd/I-215 Interchange	Southwest	Murrieta	Interchange	Completed	$7,946,107	
06-SW-MUR-1084	Clinton Keith Rd/I-215 Interchange	Southwest	Murrieta	Interchange	Completed	$7,991,675	
09-SW-MUR-1134	Whitewood Rd (Clinton Keith to Keller Rd)	Southwest	Murrieta	Road Widening	Completed	$1,259,022	
05-NW-RIV-1039	Washington Street Improvements	Northwest	Murrieta	Road Widening	Completed	$100,000	

Records 1-8 of 8

Western Riverside Council of Governments. (n.d.). *TUMF Facility Improvements* (Project Type: all, Status: all, City: Murrieta). Western Riverside Council of Governments. Retrieved February 5, 2025, from https://www.wrcog.us/350/TUMF-Facility-Improvements

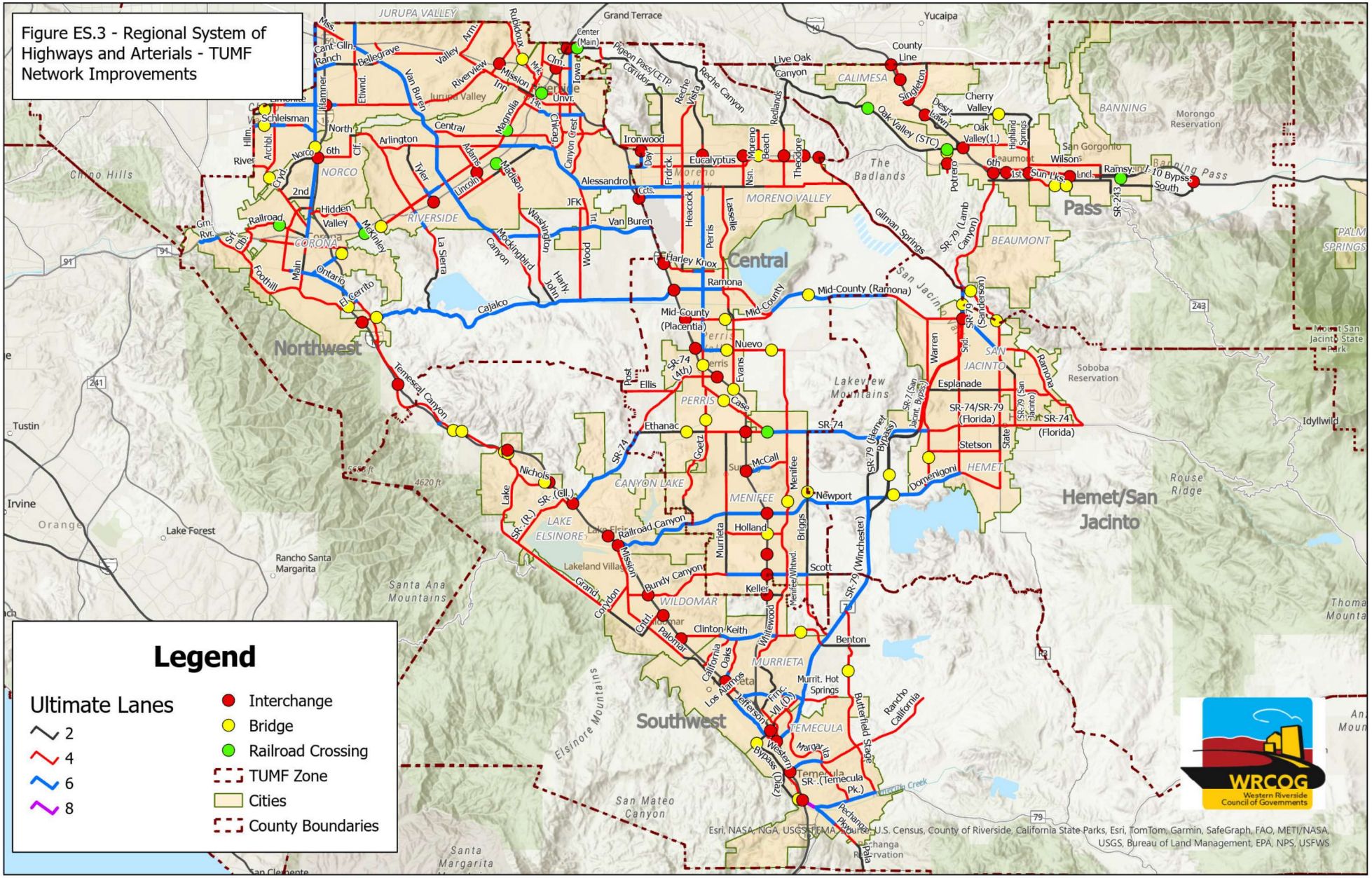


Figure ES.3 - Regional System of Highways and Arterials - TUMF Network Improvements
Legend
Ultimate Lanes
2
4
6
8
Interchange
Bridge
Railroad Crossing
TUMF Zone
Cities
County Boundaries
Northwest
Central
Southwest
Pass
Hemet/San Jacinto
Esri, NASA, NGA, USGS, FEMA, Airbus, U.S. Census, County of Riverside, California State Parks, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

ORDINANCE NO. 630-26

AN ORDINANCE OF THE CITY OF MURRIETA AMENDING ORDINANCE NO. 613-25 TO ESTABLISH CONSTRUCTION COST INDEX ADJUSTMENTS TO THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

WHEREAS, the City of Murrieta is a member agency of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and 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") could be made up in part by a Transportation Uniform Mitigation Fee ("TUMF") on future residential, commercial and industrial development; and

WHEREAS, in furtherance of this plan, the WRCOG Executive Committee adopted the "Western Riverside County Transportation Uniform Fee Nexus Study", dated October 18, 2002 (the "2002 Nexus Study"); and

WHEREAS, based on the 2002 Nexus Study, the City adopted Ordinance No. 277-03 on February 4, 2003 (the "TUMF Ordinance") pursuant to California Government Code sections 66000 et seq. authorizing the City to impose the Transportation Uniform Mitigation Fee ("TUMF") upon new development; and

WHEREAS, in 2016, the TUMF Nexus Study ("2016 Nexus Study") was updated for the purpose of updating the fees. On July 10, 2017, the WRCOG Executive Committee reviewed the 2016 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; and

WHEREAS, on November 7, 2017 the City adopted Ordinance No. 525-17 which adopted the 2016 Nexus Study and updated the TUMF; and

WHEREAS, in 2018, the TUMF Program was altered to adopt a process in which WRCOG calculates and collects TUMF on behalf of member agencies under the Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2018; and

WHEREAS, the City adopted Ordinance No. 541-19 on January 15, 2019 allowing WRCOG to calculate and collect TUMF on behalf of the City; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled "Transportation Uniform Mitigation Fee Nexus Study: 2024 Update" ("2024 Nexus Study") pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 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 ; and

WHEREAS, on March 4, 2025, the City Council approved Ordinance No. 613-25, which adopted the 2024 Nexus Study and its findings; and

WHEREAS, the TUMF Administrative Plan calls for a Construction Cost Index ("CCI") adjustment to be brought forth to the WRCOG Executive Committee on an annual basis; and

WHEREAS, on December 1, 2025, the WRCOG Executive Committee approved the implementation of an automatic CCI adjustment for all TUMF land uses tied to the September indices of the National Association of Realtors and Engineering News Record with a cap at 5% of any annual adjustments; and

WHEREAS, an automatic CCI adjustment ensures that fee levels keep pace with increases in cost of constructing transportation projects and avoids large increases at comprehensive TUMF Nexus Study updates; and

WHEREAS, this approach also allows for consistency and predictability for the TUMF Program, while ensuring that the fair share principles under AB 1600 are satisfied; and

WHEREAS, the City Council desires to provide for automatic inflationary adjustments to the TUMF to reflect changes in construction costs over time, without modifying the underlying fee nexus, land use assumptions, or fee methodology; and

WHEREAS, this Ordinance also includes minor updates to the definitions portion of the previous Ordinance to clarify the definitions of residential units.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The definition of "Multi-Family Residential Unit" outlined in Section 3(H) of Ordinance No. 613-25 is hereby amended to read as follows:

"H. "Multi-Family Residential Unit" means a residential dwelling unit that is physically attached to one or more other dwelling units by a shared wall, floor, 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."

SECTION 3. The definition of "Single Family Residential Unit" outlined in Section 3(N) of Ordinance No. 613-25 is hereby amended to read as follows:

"N. Single Family Residential Unit" means 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."

SECTION 4. Section 4(C)(1) is hereby added to Ordinance No. 613-25 to read as follows:

"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."

SECTION 5. 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. This Ordinance does not create any new TUMF.

SECTION 6. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be declared unconstitutional. If, for any reason, any portion of this ordinance is found to be invalid by a court of competent jurisdiction, the balance of this ordinance shall not be affected.

SECTION 7. No Procedural Defenses. Prohibition of Jurisdictions from raising procedural defenses, including, without limitation, a statute of limitations, laches, the California Government Tort Claims Act, and necessary parties in a dispute with WRCOG regarding the matters set forth herein.

SECTION 8. 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 thirty (30) days of the date of adoption of this Ordinance.

SECTION 9. Ordinance No. 613-25 This Ordinance amends certain provisions of Ordinance No. 613-25 provided this Ordinance is not declared invalid or unenforceable by a court of competent jurisdiction. If, for whatever reason, this Ordinance is declared invalid or unenforceable by a court of competent jurisdiction, Ordinance No. 613-25 and all other related ordinances and polices shall remain in full force and effect.

SECTION 10. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED this ___ day of _____, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. 630-26 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the ___th day of _____, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. 630-26 was duly published according to law and the order of the City Council of said City and the same was so published in Press Enterprise, a newspaper of general circulation on the following date(s):

Introduced Ordinance:
Adopted Ordinance:

In witness whereof, I have hereunto subscribed my name this __ day of _____, 2026.

_____
Cristal McDonald, City Clerk

RESOLUTION NO. 26-4922

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF MURRIETA

WHEREAS, the City of Murrieta ("City") is a member agency of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency comprised of the County of Riverside and eighteen cities located in Western Riverside County; and

WHEREAS, the member agencies of WRCOG recognized that there was insufficient funding to address the impacts of new development on the regional system of highways and arterials in Western Riverside County (the "Regional System"); and

WHEREAS, to address this shortfall, the member agencies formulated a plan whereby a transportation mitigation fee would be assessed on new development and would be used to fund the necessary improvements for the Regional System; and

WHEREAS, WRCOG, with the assistance of TUMF Participating Jurisdictions, prepared an updated nexus study entitled "Transportation Uniform Mitigation Fee Nexus Study: 2024 Update" ("2024 Nexus Study") pursuant to California Government Code sections 66000 et seq. (the Mitigation Fee Act), for the purpose of updating the fees; and

WHEREAS, in September 2024, the WRCOG Executive Committee reviewed the 2024 Nexus Study and TUMF Program and recommended that 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; and

WHEREAS, consistent with its previous findings made in the adoption of Ordinance No. 613-25, the City Council has been informed and advised, and hereby finds, that 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 the growing impacts of traffic on the Regional System will substantially impair the ability of public safety services (police and fire) to respond and, thus, adversely affect public health, safety, and welfare. Therefore, continuation of a TUMF Program is essential; and

WHEREAS, the City Council finds and determines that 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; and

WHEREAS, the City Council finds and determines that 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; and

WHEREAS, the City Council finds and determines that the cost estimates set forth in the new 2024 Nexus Study are reasonable cost estimates for constructing the Regional System improvements and the facilities that compromise the Regional System, and that the amount of the TUMF expected to be generated by new development will not exceed the total fair share cost to such development; and

WHEREAS, the fees collected pursuant to the TUMF 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 improvements and facilities are related to new development because such development results in additional traffic and creates the demand for the improvements; and

WHEREAS, by notice duly given and published, the City Council set the time and place for a public hearing on the 2024 Nexus Study and the fees proposed thereunder, and at least ten (10) days prior to this hearing, the City Council made the 2024 Nexus Study available to the public; and

WHEREAS, at the time and place set for the hearing, the City Council duly considered data and information provided by the public relative to the cost of the improvements and facilities for which the fees are proposed and all other comments, whether written or oral, submitted prior to the conclusion of the hearing; and

WHEREAS, Section 4.C. of Ordinance No. 630-26 authorizes periodic review and adjustment to the applicable TUMF in accordance with any adjustments made by the WRCOG Executive Committee; and

WHEREAS, Section 4.C.1 of Ordinance No. 630-26 implements an annual automatic construction cost index ("CCI") adjustment to the TUMF; and

WHEREAS, the purpose of the Resolution is to implement the initial automatic CCI adjustment as provided for in Ordinance No. 630-26; and

WHEREAS, further CCI increases shall be automatically implemented pursuant to Section 4.C.1 of Ordinance No. 630-26; and

WHEREAS, the automatic CCI adjustment implemented by this Resolution is inflationary only and does not modify the underlying fee nexus, land use assumptions, improvement program, or proportionality findings previously adopted by the City; and

WHEREAS, the fees collected pursuant to this Resolution shall be used to finance the public facilities described or identified in the Nexus Study; and

WHEREAS, the levying of TUMF has been reviewed by the City Council and staff in accordance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and it has been determined that the adoption of this Resolution is exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA AS FOLLOWS:

Section 1. Findings. The recitals set forth above are hereby adopted as findings in support of this Resolution. In addition, the City Council re-adopts the findings contained in Section 2 of the Ordinance No. 630- 26 in support of the adjusted TUMF contained therein.

Section 2. TUMF Schedule. In accordance with Section 4.C.I of the TUMF Ordinance, the following fee schedule is hereby adopted to implement the initial CCI adjustment for the TUMF, which replaces the fee schedule set forth in Sections 2 and 3 of Resolution No. 25-4811 in its entirety as of April 7, 2026, shall go into effect upon the Effective Date set forth in Section 4, below:

A. There is hereby adopted the following TUMF schedule:

(1) $12,705 per single-family residential unit1,800 square feet or less
(2) $14,292 per single-family residential unit between 1,801 and 2,300 square feet
(3) $15,881 per single-family residential unit between 2,301 and 2,700 square feet
(4) $19,851 per single-family residential unit greater than 2,700 square feet
(5) $8,021 per multi-family residential unit
(6) $2.39 per square foot of an industrial project
(7) $7.92 per square foot of a retail commercial project
(8) $5.02 per square foot of a service commercial project
(9) $2.51 per square foot of a service Class A and B Office

Section 3. CEQA Findings. The City Council hereby finds that, in accordance with the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, the adoption of this Resolution is exempt from CEQA pursuant to Section 15061(b)(3).

Section 4. Effective Date. This Resolution shall become effective on July 1, 2026.

PASSED, APPROVED, AND ADOPTED this 7th day of April 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4922 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 7th day of April, 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Cristal McDonald, City Clerk

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 8.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Javier Carcamo, Finance Director

PREPARED BY: Ashley Lopez, Accounting Manager

SUBJECT:
Public Hearing for Fiscal Year 2026/27 Public Facilities Development Impact Fee Update

ABSTRACT

This report provides an overview of the City's Development Impact Fee (DIF) program, which is used to fund infrastructure, facilities, and equipment needed to support new development. Authorized under the Mitigation Fee Act, DIFs allow local governments to recover costs associated with growth and increased service demands. This report recommends a Public Hearing to update the DIFs by 2.5%, based on the Construction Cost Index (CCCI) published by the California Department of General Services (DGS) in accordance with Resolution No. 24-4733, and to amend the City's fee schedule accordingly.

RECOMMENDATION

Conduct a Public Hearing related to updating the City's Public Facilities Development Impact Fees; and

Adopt Resolution No. 26-4923 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving an Update of the Fiscal Year 2026/27 Public Facilities Development Impact Fee Schedule and Amending the City's Fee Schedule.*

PRIOR ACTION/VOTE

On July 19, 2016, the City Council adopted Resolution No. 16-3602, replacing Resolution No. 98-612, establishing a new Development Impact Fee Schedule, and imposing a phased-in approach for some residential and office development for projects with entitlements no later than December 31, 2016 (Vote: 5-0).

On May 17, 2023, the City Council approved an Agreement with Willdan Financial Services to conduct a Development Impact Fee Nexus Study in the amount of $86,520 (Vote: 5-0).

On April 16, 2024, the City Council adopted Resolution No. 24-4733, Approving the Fiscal Year 2024/25 Public Facilities Development Impact Fee Schedule and an Annual Update of Fees at the Lesser of the Change in the January-to-January California Construction Cost Index or 4% (Vote: 3-2).

On April 17, 2025, the City Council adopted Resolution No. 25-4827, Approving an Update of the Public

Facilities Development Impact Fee Schedule and Amending the City's Fee Schedule for Fiscal Year 2025/26 (Vote 5-0).

STRATEGIC ALIGNMENT

The City Council's goal of maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency is associated with this administrative priority.

DISCUSSION

History

A development impact fee (DIF) is a monetary exaction charged by a local government to a developer in connection with the implementation of an approved development project. DIFs can vary widely across jurisdictions due to differing facility needs. With the passage of Assembly Bill 1600, known as the 1987 Mitigation Fee Act (Government Code Section 66000 and following), the State of California recognized the burden on local governments from the rising costs associated with needed infrastructure and population increases associated with new development. The Mitigation Fee Act secured a system for identifying and collecting specific fees, dedications, reservations, and other exactions that local jurisdictions could regularly impose when properties are developed.

In October 1998, the City of Murrieta (City) first established its DIF program to fund new public facilities and purchase equipment required to provide essential services to service new growth and development. As a part of this process, the City prepared a Master Facility Plan to identify the equipment and infrastructure needs required to meet the service demand of the increased residential population and business community (service population).

In 2013, the City Council approved an Agreement with Willdan Financial Services (Willdan) to prepare an updated Master Facility Plan and an updated Development Impact Fee study. The Master Facility Plan reflects the combination of equipment, infrastructure, and facilities needed to support the build-out of the General Plan and Parks Master Plan.

In 2015, the City Council approved an Agreement with Willdan to conduct a Master Facilities Plan Update and Development Impact Fee Calculation Study. Staff presented a status update on Development Impact Fees to the City Council in a Workshop in April 2016. Two public hearings were held, one in June and one in July 2026. On July 19, 2016, the City Council adopted Resolution No. 16-3602, which replaced Resolution No. 98 -612 and established a new Development Impact Fee Schedule. A phased-in approach was used for residential and office development for those issued entitlements no later than December 31, 2016.

In 2023, the City Council approved an Agreement with Willdan to conduct a Development Impact Fee Nexus Study. On January 25, 2024, the Director of Finance delivered a presentation to the Development Advisory Group (DAG) on the DIF Study. Staff conducted a workshop on February 20, 2024, to present the new Development Impact Fee Nexus Study to the City Council. At a public hearing held on April 16, 2024, the City Council adopted Resolution No. 24-4733, establishing a new Development Impact Fee Schedule and implementing an annual update of fees at the lesser of the change in the January-to-January California Construction Cost Index (CCCI) or 4%. A three-year phased plan was established for industrial and office fee types. This plan increases the fees annually until the full fee, as outlined in the 2024 DIF Nexus Study and adjusted by the annual CCCI update, is charged in fiscal year 2026/27.

California Construction Cost Index

The CCCI is released by the California Department of General Services (DGS). The data is updated in the second half of the month for the current month, which means the January-to-January change in CCCI was released in the middle of January. The CCCI increased from 9911 in January 2025 to 10159 in January 2026, resulting in a percentage increase of 2.5%. The data presented by DGS is included in Attachment 4 of this report.

Other Programs

On June 5, 2018, the City Council approved and adopted a Downtown Development Impact Fee Reduction Program to incentivize development in downtown Murrieta. On July 15, 2025, the City Council also approved a tiered Development Impact Fee for commercial lodging, which may result in reduced Commercial Use Development Impact Fees for certain projects, with the goal of encouraging higher-quality commercial lodging. Both programs shall remain in full force and effect.

PUBLIC NOTICING

A public notice was published in the Press-Enterprise, Daily Bulletin, and San Bernardino Sun newspaper on March 23, 2026, and made available for public review on March 23, 2026. The City Clerk's Department notified interested parties with an active notice on file.

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

As currently drafted, the anticipated cumulative revenue impact of the proposed changes is approximately $305,122 for Fiscal Year 2026/27, which is dependent on the level of development activity. Adjusting the Development Impact Fees toward full cost recovery will positively impact the City’s Capital Improvement Budget revenue to have funding to complete the necessary projects, with the amount dependent on the level of development impact and type of project.

ATTACHMENTS

ATT 1 - Resolution No. 26-4923
ATT 2 - FY 2026/27 DIF Fee Schedule Page
ATT 3 - FY 2026/27 Fee Changes
ATT 4 - DGS California Construction Cost Index CCCI

RESOLUTION 26-4923

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING AN UPDATE TO THE PUBLIC FACILITIES DEVELOPMENT IMPACT FEE SCHEDULE AND AMENDING THE CITY'S FEE SCHEDULE FOR FISCAL YEAR 2026/27

WHEREAS, on October 6, 1998, the City Council adopted Resolution No. 98-612 establishing and imposing a Public Facilities Development Impact Fee ("DIF"); and

WHEREAS, Resolution No. 98-612 set forth the initial public facilities development impact fee schedule; and

WHEREAS, the purpose of the DIF is to ensure that new development mitigates the impact of new development on the City's public facilities and essential services; and

WHEREAS, Murrieta Municipal Code section 16.36 provides that the amount of the DIF shall be established by resolution; and

WHEREAS, the Mitigation Fee Act (Government Code sections 66000 et seq.) requires that a city that increases the DIF must establish that there is a reasonable relationship between the specific amount of the fee imposed as a condition of approval and the cost of the public facility attributable to that project; and

WHEREAS, the City engaged Willdan Financial Services to conduct a Master Facility Plan Update and Development Impact Fee Calculation study ("DIF Study") completed in 2024 to meet the requirements of the Mitigation Fee Act; and

WHEREAS, the City Council has reviewed and considered the DIF Study and supporting data and finds that it provides a reasonable basis for the fees adopted herein; and

WHEREAS, the City Council adopted Resolution No. 24-4733, establishing annual updates to the Public Facilities Development Impact Fee Schedule based on the California Construction Cost Index (CCCI), using the January-to-January change or four percent (4%), whichever is lower; and

WHEREAS, the CCCI change in index from January-to-January is 2.5%, and the proposed update reflects that adjustment; and

WHEREAS, a public hearing was duly noticed for the City Council meeting of April 7, 2026, by publishing the notice in "The Press-Enterprise" newspaper on March 23, 2026, in accordance with Government Code section 66016; and

WHEREAS, the City Council has considered the information and public testimony presented in the public hearing, the proposed documents, and the staff report, all of which are included in the public record and incorporated herein by reference; and

WHEREAS, the City Council finds that the revenues derived from the DIF will be used to fund public facilities and improvements necessitated by new development, consistent with the Mitigation Fee Act; and

WHEREAS, the City Council finds that the updated DIF is reasonably related to the impacts of development and the cost of public facilities attributable to such development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, AS FOLLOWS:

Section 1. The above recitals are true and correct and incorporated herein by this reference.

Section 2. That the Fiscal Year 2026/27 Public Facilities Development Impact Fee Schedule, attached hereto as Exhibit A, is hereby adopted and shall replace the Public Facilities Development impact fee schedule previously adopted by Resolution No. 25-4827 on April 15, 2025.

Section 3. However, notwithstanding the foregoing, the Downtown Development Impact Fee Reduction Program established by Resolution No. 18-3910 and the Tiered Development Impact Fee for Commercial Lodging Program established by Resolution No. 25-4869 shall remain in full force and effect.

Section 4. That the fees adopted by this Resolution shall become effective sixty (60) days following adoption, pursuant to Government Code section 66017.

PASSED, APPROVED, AND ADOPTED this 7th day of April 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4923 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 7th day of April 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

EXHIBIT A

Fiscal Year 2026/27 Public Facilities Development Impact Fee Schedule

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Summary of Development Impact Fees

(Fees per Residential Dwelling Unit or Office/Commercial/Industrial Square Foot) Last updated:7/1/2025 Resolution: 25-4827

	Single Family Use (S.F)	Multi-Family Use (S.F)	Office Use (S.F)	Commercial Uses (S.F)	Industrial Uses (S.F.)
Law Enforcement	0.41	0.56	1.99	1.25	0.65
Fire Protection	0.29	0.40	3.09	1.92	1.02
Streets & Minor Bridges & Culverts	2.48	3.78	7.96	9.17	2.59
Traffic Signals	0.22	0.35	0.72	0.84	0.24
Storm Drainage	0.16	0.30	0.10	0.21	0.26
General Facilities	0.47	0.64	0.36	0.22	0.11
Park Facilities	5.10	6.91	No Fee	No Fee	No Fee
Community Center	0.12	0.17	No Fee	No Fee	No Fee
Public Library	0.18	0.24	No Fee	No Fee	No Fee
Total Development Impact	9.42 per S.F.	13.35 per S.F.	14.22 per S.F.	13.62 per S.F.	4.88 per S.F.

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Summary of Development Impact Fees

(Fees per Residential Dwelling Unit or Office/Commercial/Industrial Square Foot) Last updated:7/1/2025 Resolution: 25-4827

	Single Family	Multi-Family	Office	Commercial	Industrial
	Use (S.F)	Use (S.F)	Use (S.F)	Uses (S.F)	Uses (S.F.)
Law Enforcement	0.41	0.56	1.99	1.25	0.65
Fire Protection	0.29	0.40	3.09	1.92	1.02
Streets & Minor Bridges & Culverts	2.48	3.78	7.96	9.17	2.59
Traffic Signals	0.22	0.35	0.72	0.84	0.24
Storm Drainage	0.16	0.30	0.10	0.21	0.26
General Facilities	0.47	0.64	0.36	0.22	0.11
Park Facilities	5.10	6.91	No Fee	No Fee	No Fee
Community Center	0.12	0.17	No Fee	No Fee	No Fee
Public Library	0.18	0.24	No Fee	No Fee	No Fee
Total Development Impact	9.42 per S.F.	13.35 per S.F.	14.22 per S.F.	13.62 per S.F.	4.88 per S.F.

DIF

#	Fee	Current Fee/Charge	Unit	Phase In	CCCI	Suggested Fee	Fee Δ
1	Single Family						
2	Law Enforcement	0.40	SF	N/A	2.50%	$0.41	$0.01
3	Fire Protection	0.29	SF	N/A	2.50%	$0.29	$0.01
4	Streets & Minor Bridges & Culverts	2.42	SF	N/A	2.50%	$2.48	$0.06
5	Traffic Signals	0.22	SF	N/A	2.50%	$0.22	$0.01
6	Storm Drainage	0.15	SF	N/A	2.50%	$0.16	$0.00
7	General Facilities	0.46	SF	N/A	2.50%	$0.47	$0.01
8	Park Facilities	4.97	SF	N/A	2.50%	$5.10	$0.12
9	Community Center	0.11	SF	N/A	2.50%	$0.12	$0.00
10	Public Library	0.17	SF	N/A	2.50%	$0.18	$0.00
	Total Single Family	9.19				$9.42	$0.23
	Multi-Family						
11	Law Enforcement	0.54	SF	N/A	2.50%	$0.56	$0.01
12	Fire Protection	0.39	SF	N/A	2.50%	$0.40	$0.01
13	Streets & Minor Bridges & Culverts	3.69	SF	N/A	2.50%	$3.78	$0.09
14	Traffic Signals	0.34	SF	N/A	2.50%	$0.35	$0.01
15	Storm Drainage	0.30	SF	N/A	2.50%	$0.30	$0.01
16	General Facilities	0.63	SF	N/A	2.50%	$0.64	$0.02
17	Park Facilities	6.74	SF	N/A	2.50%	$6.91	$0.17
18	Community Center	0.16	SF	N/A	2.50%	$0.17	$0.00
19	Public Library	0.24	SF	N/A	2.50%	$0.24	$0.01
	Total Multi-Family	13.03				$13.35	$0.33
	Office						
20	Law Enforcement	1.73	SF	0.21	2.50%	$1.99	$0.26
21	Fire Protection	2.68	SF	0.33	2.50%	$3.09	$0.41
22	Streets & Minor Bridges & Culverts	6.91	SF	0.86	2.50%	$7.96	$1.05
23	Traffic Signals	0.63	SF	0.08	2.50%	$0.72	$0.10
24	Storm Drainage	0.09	SF	0.01	2.50%	$0.10	$0.01
25	General Facilities	0.31	SF	0.04	2.50%	$0.36	$0.05
	Total Office	12.35		1.53		$14.22	$1.87
	Commercial						
26	Law Enforcement	1.22	SF	N/A	2.50%	$1.25	$0.03
27	Fire Protection	1.88	SF	N/A	2.50%	$1.92	$0.05
28	Streets & Minor Bridges & Culverts	8.95	SF	N/A	2.50%	$9.17	$0.22
29	Traffic Signals	0.82	SF	N/A	2.50%	$0.84	$0.02
30	Storm Drainage	0.21	SF	N/A	2.50%	$0.21	$0.01
31	General Facilities	0.22	SF	N/A	2.50%	$0.22	$0.01
	Total Commercial	13.28				$13.62	$0.33
	Industrial						
32	Law Enforcement	0.50	SF	0.14	2.50%	$0.65	$0.15
33	Fire Protection	0.78	SF	0.21	2.50%	$1.02	$0.24
34	Streets & Minor Bridges & Culverts	1.99	SF	0.54	2.50%	$2.59	$0.60
35	Traffic Signals	0.18	SF	0.05	2.50%	$0.24	$0.06
36	Storm Drainage	0.20	SF	0.05	2.50%	$0.26	$0.06
37	General Facilities	0.09	SF	0.02	2.50%	$0.11	$0.03
	Total Industrial	3.74		1.02		$4.88	$1.14

DGS California Construction Cost Index CCCI

Client agencies can find current construction cost index for California by the Real Estate Services Division.

CONTACT

Project Management & Development Branch
Department of General Services
Real Estate Service Division

707 Third St, 4th Floor
West Sacramento, California 95605
Phone: (916) 376-1700
Email: DGSRESDGeneralInquiries@dgs.ca.gov (mailto:DGSRESDGeneralInquiries@dgs.ca.gov)

PLEASE DO NOT SUBMIT PERSONALLY IDENTIFIABLE INFORMATION.

The California Construction Cost Index (CCCI) is developed based upon Building Cost Index (BCI) cost indices average for San Francisco and Los Angeles ONLY as produced by Engineering News Record (ENR) and reported in the second issue each month.

The current five year CCCI table is updated the 2nd half of the month for the current month. The ENR BCI reports cost trends for specific construction trade labor and materials in the California market and does not reflect current market bidding environment. Information prior to 2001 may be available through ENR, but we do not keep the source records beyond this date. Prior to July 1991, CCCI was recorded quarterly, all months post July 1991 are calculated based on the ENR BCI reports and recorded for each month, but we only have CCCI records since 2001.

California Construction Cost Index 2026-2030

Month	2030	2029	2028	2027	2026
January					10159
February					10159
March					
April					
May					

Month	2030	2029	2028	2027	2026
June					
July					
August					
September					
October					
November					
December					
Annual % *					

**Annual Percentage is calculated from December to December.*

HISTORIC CALIFORNIA CONSTRUCTION COST INDEX

Expand All

CALIFORNIA CONSTRUCTION COST INDEX 2021-2025

Month	2025	2024	2023	2022	2021
January	9911	9680	9246	8151	7090
February	9922	9692	9166	8293	7102
March	9994	9660	9118	8736	7130
April	10187	9688	9026	8903	7150
May	10192	9655	9621	9001	7712
June	10195	9651	9508	8925	7746
July	10196	9646	9526	9110	7892
August	10178	9749	9560	8729	8122
September	10238	9751	9592	8604	7900
October	10418	9785	9654	8712	8080

Month	2025	2024	2023	2022	2021
November	10293	9866	9682	8765	8141
December	10258	9876	9654	8823	8072
Annual % *	3.9%	2.3%	9.4%	9.3%	13.4%

**Annual Percentage is calculated from December to December.*

CALIFORNIA CONSTRUCTION COST INDEX 2016-2020

CALIFORNIA CONSTRUCTION COST INDEX 2011-2015

CALIFORNIA CONSTRUCTION COST INDEX 2006-2010

CALIFORNIA CONSTRUCTION COST INDEX 2001-2005

QUESTIONS AND RESOURCES

Have questions about the CCCI, please contact us.

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CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 9.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Javier Carcamo, Finance Director

PREPARED BY: Ashley Lopez, Accounting Supervisor

SUBJECT:
Public Hearing for Fiscal Year 2026/27 Citywide User Fee Schedule Update

ABSTRACT

This report provides an overview of the City's Citywide User Fee Schedule Update for Fiscal Year (FY) 2026/27. It is a best financial management practice for local governments to review and update their User Fee Schedules annually. The Fiscal Year 2026/27 Citywide User Fee Schedule Update incorporates the annual Consumer Price Index (CPI) adjustment and reflects department-submitted revisions to ensure fees remain accurate and cost-reflective. This update aligns fees with current service delivery costs and operational needs. The resulting schedule supports transparent, consistent, and fiscally responsible fee practices across the City of Murrieta.

RECOMMENDATION

Conduct a Public Hearing to consider proposed updates to the City's User Fee Schedule; and

Adopt Resolution No. 26-4924 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving and Adopting the City's Updated User Fee Schedule for Fiscal Year 2026/27.*

PRIOR ACTION/VOTE

On February 7, 2023, a workshop was held to present the proposed Citywide User Fee Update. The City Council provided direction to staff regarding the updated Citywide fee structure to be incorporated for adoption at a future City Council meeting.

On March 21, 2023, the City Council adopted Resolution No. 23-4653, adopting the Fiscal Year 2023/24 User Fee Schedule and an annual update of fees at the lesser of the Consumer Price Index (CPI) or 5% (Vote 4-1).

On May 7, 2024, the City Council conducted the first reading of Ordinance No. 603-24, adopting the Fiscal Year 2024/25 User Fee Schedule (Vote 4-1).

On June 4, 2024, the City Council conducted the second reading and adopted Ordinance No. 603-24, adopting the Fiscal Year 2024/25 User Fee Schedule (Vote 5-0).

On April 1, 2025, the City Council adopted Resolution No. 25-4819 entitled: *A Resolution of the City Council of the City of Murrieta, California, Approving the City's Updated User Fee Schedule for Fiscal Year 2025/26* (Vote 3-1).

STRATEGIC ALIGNMENT

The City Council's goal of maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency is associated with this administrative priority.

DISCUSSION

History

In October 2021, the City of Murrieta (City) contracted with Willdan Financial Services to conduct a Comprehensive User Fee Study and prepare a full Cost Allocation Plan to assist the City in determining appropriate fee levels for the various services provided by the City. It is considered a best financial management practice for local governments to review and update their User Fee Schedules periodically. A workshop was held on February 7, 2023, to present the results of the User Fee Study and gather input from the public and the City Council. The report and presentation focused on the study's purpose, process, methodology, policy considerations, and recommended User Fee adjustments. Based on the City Council's and public feedback, staff updated the fee recommendations. On March 21, 2023, the City held a public hearing after staff presented the User Fee Study, and the Fiscal Year 2023/24 User Fee Schedule (Fee Schedule) was adopted by the City Council.

Historically, the City of Murrieta updated and adopted its Fee Schedule for City services every year. However, due to staffing constraints, the Fee Schedule was not updated between January 16, 2018, and March 21, 2023, resulting in larger-than-normal increases when the City updated the Fee Schedule in 2023. Because of this, the adopted resolution stated that the City would adjust fees each year based on the Bureau of Labor Statistics Consumer Price Index (CPI) for the Riverside-San Bernardino-Ontario area using the year-over-year percentage change from March to March, or five percent (5%), whichever is lower. Beginning with the Fiscal Year 2024/25 Fee Schedule update, the City Council directed staff to use the January-to-January CPI to align fee implementation with the start of the fiscal year (July 1). As a best practice, the City will perform a full User Fee Study every five years. This is the third CPI adjustment that the City has made to the Fee Schedule and the fourth year since the most recent User Fee Study.

Ordinance No. 603-24, Attachment 4, provides the legal framework allowing the City to update fees by resolution where permitted by state law.

Fee Schedule Changes

Below are descriptions of the recommended changes to the Fee Schedule:

- **Consumer Price Index**

  The year-over-year CPI for the Riverside-San Bernardino-Ontario area (January-to-January) was released on February 13, 2026, at 3.2%. The U.S. Bureau of Labor Statistics news release information is included in this report as Attachment 3. The proposed Fee Schedule is included as Exhibit A of Resolution No. 26-4924 to this report. Attachment 2 provides details of the dollar and percentage change for each proposed fee. All fees have been adjusted for the 3.2% CPI change, unless they are statutory fees imposed by the Municipal Code, the State, or other County agencies and cannot be increased.

- **Discontinuation of the Penny**

  On November 12, 2025, the U.S. Mint officially ended production of the penny. While the penny remains an acceptable form of payment, its circulation is expected to decline. Accordingly, staff proposes rounding fees that can be paid in cash to the nearest five-cent increment. Engineering, Fire, and Development Services fees will continue to be rounded to the nearest one-cent, as those fees are not accepted in cash and rounding these fees would require manual updates to over 900 fees, annually, whereas CPI adjustments can currently be applied system-wide through the permitting software.

- **Other Changes**

  Other changes to the Fee Schedule, along with the reasons for these changes, are summarized in Exhibit B to Resolution No. 26-4924. These changes include administrative updates such as revisions to verbiage, removal of duplicative fees, and clarification of fee descriptions. Staff also proposes adding updated hourly rates for new position classifications.

  For the Fire Department, staff proposes adding an Expedited Plan Check fee, comparable to an existing Building and Safety fee, and adding a new Truck Company standby fee for the ladder truck.

  For the Police Department, the Civil Subpoena Deposit will be updated to remain consistent with Government Code section 68097.2(b). For the Municipal Services Department, staff proposes increasing the Electric Vehicle Charging rate above CPI to more accurately recover actual costs.

- **Fees Set by Other Agencies**

  The Fee Schedule includes current fees set by the State of California, the County of Riverside, and other external agencies. The City collects and remits these fees to the respective agencies as mandated. These fees will not change as part of this proceeding.

- **Downtown Application Fee Reduction Program**

  The Downtown Application Fee Reduction Program, established by Resolution No. 18-3910 in 2018, provides a fee reduction for certain development applications for projects within the Downtown Murrieta Specific Plan. Ordinance No. 603-24 maintained this program. The proposed Resolution No. 26-4924 will continue this program.

- **Town Square Park Fees**

  The previously adopted Town Square Park fees that were in the Fiscal Year 2025-2026 User Fee Schedule have been omitted from this fee update. Fee updates for Town Square Park will be brought to Council as a separate item on April 21, 2026.

The Fee Schedule included as Exhibit A to Resolution No. 26-4924 reflects these factors listed above.

PUBLIC NOTICING

The agenda for this meeting was posted at least 72 hours in advance in accordance with the Brown Act. A public notice was published in the Press-Enterprise, Daily Bulletin, and San Bernardino Sun newspaper on March 23, 2026, and made available for public review on March 23, 2026. The City Clerk's Department notified

interested parties with an active notice on file.

CEQA AND REGULATORY OVERVIEW

This action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly.

FISCAL IMPACT

The anticipated cumulative revenue impact of the proposed changes is approximately $263,089 for Fiscal Year 2026/27, depending on the level of service activities provided. It is important to note that adjusting the Fee Schedule will have a fiscal impact in the form of additional revenue. The additional revenue is not intended to fund new services; rather, the revenue is intended to offset the costs of providing existing services that are recoverable from fees. Consequently, while fees may rise annually, labor and contract services costs (the primary driver of fee-related costs) also increase annually. Recalibrating these fees provides an offset of existing expenditures/needs rather than a source of funding for expanded service levels.

ATTACHMENTS

ATT 1 - Resolution No. 26-4924
ATT 2 - FY 2026/27 Fee Dollar Amount Changes
ATT 3 - U.S. Bureau of Labor Statistics CPI January-to-January 2026 News Release
ATT 4 - Ordinance No. 603-24

RESOLUTION NO. 26-4924

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, APPROVING AND ADOPTING THE CITY'S UPDATED USER FEE SCHEDULE FOR FISCAL YEAR 2026/27

WHEREAS, Chapter 3.32 of the Murrieta Municipal Code and provisions of the California Constitution relating to fee and service charges provide for the adoption and implementation of fees, rates, and service charges for municipal services; and

WHEREAS, in 2023 City staff converted actual cost fees based on historical information to establish a fixed fee format for related processes to better serve customers; and

WHEREAS, the fees, rates, and service charges are reasonably related to and do not exceed the cost of providing the services; and

WHEREAS, the city has, pursuant to California Government Code section 66016, provided notice of and conducted a public hearing and received written and oral presentations regarding the fees, rates, and service charges; and

WHEREAS, the approval of these fees, rates, and service charges is intended to reimburse the City for the cost of services provided; and

WHEREAS, Murrieta Municipal Code section 3.32.040 and California Government Code section 66017 provide that the fees shall be effective no sooner than sixty (60) days following the final action on the adoption of the fee; and

WHEREAS, the City has adjusted fees for Fiscal Year 2026/27 by the Consumer Price Index ("CPI") of 3.2% for the Riverside-San Bernardino-Ontario area using the January-to-January change, as approved in Ordinance No. 603-24, dated June 4, 2024, and has recommended additional administrative and clean up changes as set forth in Exhibit B, attached hereto and incorporated herein by this reference, and proposes that the City Council adopt an updated schedule for Fiscal Year 2026/27; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, AS FOLLOWS:

Section 1. The recitals above are true and correct and incorporated herein by this reference.

Section 2. That the Fiscal Year 2026/27 User Fee Schedule, attached hereto as Exhibit A, is hereby adopted as prescribed below.

Section 3. That the adopted fees, rates, and service charges will be effective on July 1, 2026, or sixty (60) days following adoption of this Resolution, whichever occurs later.

Section 4. That, as of the effective date set forth in Section 3, the adopted fees, rates, and service charges shall supersede any and all previously approved fees, rates, and service charges; provided, however, that the Downtown Application Fee Reduction Program established by Resolution No. 18-3910, as continued in Ordinance No. 603-24, shall remain in full force and effect.

PASSED AND ADOPTED this 7th day of April, 2026.

_____
Jon Levell, Mayor

ATTEST:

_____
Cristal McDonald, City Clerk

APPROVED AS TO FORM:

_____
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Resolution No. 26-4924 was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 7th day of April 2026, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Cristal McDonald, City Clerk

EXHIBIT 1

City of Murrieta
User Fee Schedule
Fiscal Year 2026/27

CITY OF MURRIETA
CALIFORNIA

User Fee Schedule
Fiscal Year 2026/27

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Building and Safety	
Description	**Hourly Rate/Fee Amount**
Plan Check	
Sr. Plans Examiner	109.65
Development Services Technician	84.18
Building Official	166.14
Inspection	
Building Inspector III	99.68
Development Services Technician	84.18
Building Inspector Supervisor	138.45
Certificate of Occupancy	
Processing of Certificate of Occupancy	69.78
Inspection for Certificate of Occupancy	155.06
Record Retention 11x17 and smaller per page	1.11
Record Retention plan size per page	2.22
Copies - 8 1/2 x 11 & 8 1/2 x 14 B&W per page	0.28
Copies - 8 1/2 x 11 & 8 1/2 x 14 Color per page	0.55
Copies - 11x17 B&W per page	0.55
Copies - 11x17 Color per page	1.11
HCD Processing Fee per transportable unit	11.00
Misc Fee (FedEx, Copies, etc)	Actual Cost

Code Enforcement	
Description	**Hourly Rate/Fee Amount**
General & Professional Services (includes city overhead)	121.80

Community Services District	
Description	**Hourly Rate/Fee Amount**
CSD Director	292.40
Parks & Community Services Manager	259.15
Management Analyst	155.05
Management Analyst Trainee	155.05
Office Assistant II	84.15
Office Assistant I	84.15
Recreation Supervisor	145.05
Sr. Recreation Leader	33.20
Recreation Coordinator	116.30
Sr. Recreation Coordinator	138.40
Sr. Recreation Supervisor	163.70
Recreation Clean-Up	83.05
Maintenance Supervisor	207.10
Sr. Maintenance Worker	162.80

Community Services District (Continued)	
Description	**Hourly Rate/Fee Amount**
Maintenance Worker II	137.30
Maintenance Worker I	103.00
Maintenance Worker Rate for Special Clean-Up (eg-Graffiti)	189.40
General Services	134.00

Engineering	
Description	**Hourly Rate/Fee Amount**
Plan Check	
Director of Public Works	334.49
Principal Civil Engineer	210.44
Senior Civil Engineer	172.04
Civil Engineering Associate	129.59
Civil Engineering Assistant	115.10
Development Services Technician	118.51
Contract Plan Checker	Actual cost
Inspection	
Senior Public Works Inspector	140.66
Public Works Inspector	114.08
Contract PW Inspector	Actual cost
Misc Fee (FedEx, Copies, etc)	Actual Cost
Record Retention 11x17 and smaller	1.11 per page
Record Retention plan size	2.22 per page

Fire	
Description	**Hourly Rate/Fee Amount**
Plan Check	177.21
Inspections	177.21
Fire Marshal	270.25
Management Analyst	131.80
Senior Mangement Analyst	183.19
Office Assistant II	79.75
Fire Prevention Cooridinator	85.28
Fire Inspector	90.82
Batallion Chief	282.44
Deputy Fire Marshal	95.88
Firefighter/Paramedic	133.79
Fire Engineer	189.93
Fire Captain	229.68
Fire Captain (40 Hour)	287.28
Fire Investigator	287.28
Fire Development Services Technician	86.35
Emergency Medical Services Coordinator	118.51
Disaster Preparedness Coordinator	94.53

GIS	
Description	**Hourly Rate/Fee Amount**
GIS General & Professional Services	140.66
GIS Processing Fee	5.54

Outside Consultants	Actual Cost

Planning	
Description	**Hourly Rate/Fee Amount**
Associate Planner	119.62
Assistant Planner	99.62
Deputy Director of Development Services	232.95
City Planner	191.33
Development Services Director	213.77
Executive Assistant	125.71
Management Analyst	121.55
Sr. Planner	141.80
Development Services Technician	95.03
Records Clerk	82.61

Police	
Description	**Hourly Rate/Fee Amount**
Security Services	148.40

Municipal Services	
Description	**Hourly Rate/Fee Amount**
Maintenance Manager - Overtime 2 Hour Minimum	254.75
Maintenance Supervisor - Overtime 2 Hour Minimum	190.51
Executive Assistant - Overtime 2 Hour Minimum	105.22
Traffic Signal Technician	141.25
Sr. Maintenance Worker - Overtime 2 Hour Minimum	146.20
Maintenance Worker II - Overtime 2 Hour Minimum	128.48
Maintenance Worker I - Overtime 2 Hour Minimum	109.65
Facilities Worker II - Overtime 2 Hour Minimum	128.48
Facilities Worker I - Overtime 2 Hour Minimum	146.20

Overtime:	Billed at 1.5 times the hourly rate, with a minimum of two hours. Overtime is defined as call-ins outside a regular work schedule.
Deposit Accounts:	Minimum charge of one hour, increments of 15 minutes thereafter.
Deposit Refunds/Collections:	Refunds due to deposit accounts less than $30.00 will be retained by the City. Final balances due from deposit accounts less than $30.00 will be waived by the City.

Commercial New Shell								
Building Sq. Ft.	Plan Check*				Inspection			
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE	
1 - 5,000	1,034.49	361.07	134.02	565.98	1,726.73	240.35	225.95	
5,001 - 10,000	1,796.51	361.07	180.54	565.98	3,059.17	240.35	272.47	
10,001 - 15,000	2,698.09	361.07	225.95	621.36	4,486.85	301.26	317.88	
15,001 - 20,000	3,208.69	361.07	272.47	621.36	5,830.36	301.26	364.40	
20,001 - 25,000	3,974.04	361.07	317.88	721.04	7,172.76	361.07	409.81	
25,001 - 30,000	4,743.81	421.99	364.40	721.04	8,516.27	421.99	456.33	
30,001 - 50,000	5,571.18	421.99	456.33	721.04	9,962.78	421.99	548.26	
50,001 + SF	0.11 per sq. ft.	481.80	596.99	721.04	0.20 per sq. ft.	481.80	409.81	
Structures four or more stories			1,004.58	721.04			820.72	
High-rise (over 55')			1,004.58	721.04			1,188.45	

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Commercial Add/Alt Major Tenant Improvement						
Building Sq. Ft.	Plan Check*				Inspection	
	BLDG	PLN	FIRE	Fire Consultant	BLDG	FIRE
1 - 5,000	943.67	240.35	180.54	300.16	1,344.62	225.95
5,001 - 10,000	1,359.01	240.35	225.95	300.16	2,005.85	272.47
10,001 - 15,000	2,093.35	301.26	272.47	421.99	3,080.21	272.47
15,001 - 20,000	2,811.07	361.07	317.88	421.99	4,154.57	272.47
20,001 - 25,000	3,524.35	361.07	364.40	510.60	5,228.94	317.88
25,001 - 30,000	4,238.75	361.07	409.81	510.60	6,303.30	317.88
30,001 - 50,000	5,008.53	421.99	501.74	510.60	7,459.62	409.81
50,001 + SF	0.10 per sq. ft.	421.99	777.53	510.60	0.14 per sq. ft.	593.67

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Processing of Certificate of Occupancy	69.78
BLDG	Inspection for Certificate of Occupancy	155.06
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Commercial Add/Alt Minor Tenant Improvement						
Building Sq. Ft.	Plan Check*				Inspection	
	BLDG	PLN	FIRE	Fire Consultant	BLDG	FIRE
1 - 5,000	722.15	240.35	180.54	300.16	1,038.92	225.95
5,001 - 10,000	1,025.63	240.35	225.95	300.16	1,535.12	225.95
10,001 - 15,000	1,576.10	301.26	272.47	421.99	2,340.34	272.47
15,001 - 20,000	2,154.26	361.07	317.88	421.99	3,146.67	272.47
20,001 - 25,000	2,678.15	361.07	364.40	510.60	3,951.88	317.88
25,001 - 30,000	3,202.05	361.07	409.81	510.60	4,758.21	317.88
30,001 - 50,000	3,780.21	421.99	501.74	510.60	5,625.45	409.81
50,001 + SF	0.10 per sq. ft.	421.99	777.53	510.60	0.11 per sq. ft.	593.67

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Processing of Certificate of Occupancy	69.78
BLDG	Inspection for Certificate of Occupancy	155.06
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Commercial Motels, Hotels, Similar Use							
Building Sq. Ft.	Plan Check*				Inspection		
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1 - 1,500 Sq. Ft.	2,372.46		253.64	433.07	3,659.48		134.02
each additional 500 Sq. Ft.	83.07		68.67		120.73		134.02
Structures four or more stories			1,004.58	676.74			1,145.25
High-rise (over 55')			1,004.58	676.74			1,145.25
Per Building		361.07				240.35	
each additional Building		180.54				119.62	

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Processing of Certificate of Occupancy	69.78
BLDG	Inspection for Certificate of Occupancy	155.06
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Commercial Demolition			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
ALL	97.47	59.81	197.15

Dept	Fee Type	Fee Amount
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Industrial New							
Building Sq. Ft.	Plan Check*				Inspection		
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1 - 5,000	1,034.49	361.07	225.95	433.07	1,610.44	240.35	225.95
5,001 - 10,000	1,796.51	361.07	272.47	433.07	2,799.99	240.35	225.95
10,001 - 15,000	2,698.09	361.07	317.88	538.29	4,253.15	301.26	272.47
15,001 - 20,000	3,117.87	361.07	364.40	538.29	5,596.66	301.26	272.47
20,001 - 25,000	3,856.63	361.07	409.81	676.74	6,939.06	361.07	317.88
25,001 - 30,000	4,711.69	421.99	456.33	676.74	8,282.56	421.99	317.88
30,001 - 50,000	5,399.51	421.99	593.67	676.74	9,624.96	421.99	409.81
50,001 + SF	Actual Cost	481.80	777.53	676.74	Actual Cost	481.80	593.67

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Industrial Add/Alt Tenant Improvement						
Building Sq. Ft.	Plan Check*				Inspection	
	BLDG	PLN	FIRE	FIRE Consultant	BLDG	FIRE
1 - 5,000	943.67	240.35	180.54	300.16	945.88	225.95
5,001 - 10,000	1,359.01	240.35	180.54	300.16	1,384.49	225.95
10,001 - 15,000	2,093.35	301.26	225.95	421.99	2,366.92	272.47
15,001 - 20,000	2,811.07	361.07	272.47	421.99	2,912.96	317.88
20,001 - 25,000	3,524.35	361.07	317.88	543.83	3,665.02	364.40
25,001 - 30,000	4,238.75	361.07	364.40	543.83	4,417.07	409.81
30,001 - 50,000	5,008.53	421.99	456.33	510.60	5,226.72	501.74
50,001 + SF	0.10 per sq. ft.	421.99	593.67	510.60	0.10 per sq. ft.	593.67

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Processing of Certificate of Occupancy	69.78
BLDG	Inspection for Certificate of Occupancy	155.06
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

Industrial Demolition			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
ALL	97.47	59.81	197.15

Dept	Fee Type	Fee Amount
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Multi-Family New							
Building Sq. Ft.	Plan Check*				Inspection		
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1-1,500 Sq. Ft.	1,732.27		253.64	433.07	2,440.02		134.02
each additional 500 Sq. Ft.	89.71		68.67		95.67		134.02
1st Building		481.80				119.62	
each additional Building		119.62				119.62	
Structures four or more stories			#REF!	#REF!			#REF!
High-rise (over 55')			#REF!	#REF!			#REF!

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Processing of Certificate of Occupancy	69.78
BLDG	Inspection for Certificate of Occupancy	155.06
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Senior Living, Assisted Living, Memory Care							
Building Sq. Ft. / Number of Units		Plan Check*			Inspection		
		BLDG	PLN	FIRE	BLDG	PLN	FIRE
1-1,500 Sq. Ft.		2,021.35		225.95	3,271.82		134.02
each additional 500 Sq. Ft.		84.18		88.61	128.48		45.41
Per Building			361.07			361.07	
Dept	**Fee Type**	**Fee Amount**					
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation					
BLDG	SMIP 1 Residential	Established by State Based on Valuation					
BLDG	Building Dept Mandated Training	3.32					
BLDG	Processing of Certificate of Occupancy	69.78					
BLDG	Inspection for Certificate of Occupancy	155.06					
BLDG	Record Retention 11x17 & Smaller	1.11 per page					
BLDG	Record Retention Plan Size	2.22 per page					
PLN	General Plan Update	55.38					
GIS	GIS Processing Fee	5.54					

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Multi-Family Addition								
Building Sq. Ft. / Number of Units	Plan Check*				Inspection		
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1-500 Sq. Ft.	457.44		191.61	Actual cost	519.46		134.02
each additional 500 Sq. Ft.	39.87		25.47		33.23		
Per Building		361.07				119.62	

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

Multi-Family Demolition			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
ALL	97.47	29.90	197.15

Dept	Fee Type	Fee Amount
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Single Family New/Tract Model Complex Homes						
Building Sq. Ft.		Plan Check*		Inspection		
		BLDG	PLN	BLDG**	PLN	FIRE
1 - 1,000		1,162.97	240.35	1,497.46	240.35	134.02
each additional 500 Sq. Ft.		91.93		126.27		
Dept	**Fee Type**	**Fee Amount**				
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation				
BLDG	SMIP 1 Residential	Established by State Based on Valuation				
BLDG	Building Dept Mandated Training	3.32				
BLDG	Processing of Certificate of Occupancy	69.78				
BLDG	Inspection for Certificate of Occupancy	155.06				
BLDG	Record Retention 11x17 & Smaller	1.11 per page				
BLDG	Record Retention Plan Size	2.22 per page				
PLN	General Plan Update	55.38				
GIS	GIS Processing Fee	5.54				

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

**A 50% reduction in the Single Family Dwelling inspection fees for the inspection of five or more production units when the inspections are performed on the same day as requested and for the same inspection type.

Single Family New/Tract Production Homes				
Building Sq. Ft.		Plan Check*		Inspection
		BLDG	PLN	BLDG**
1 - 1,000		241.45	119.62	1,326.89
each additional 500 Sq. Ft.		46.52		125.16
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	SMIP 1 Residential	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.32		
BLDG	Processing of Certificate of Occupancy	69.78		
BLDG	Inspection for Certificate of Occupancy	155.06		
BLDG	Record Retention 11x17 & Smaller	1.11 per page		
BLDG	Record Retention Plan Size	2.22 per page		
PLN	General Plan Update	55.38		
GIS	GIS Processing Fee	5.54		

Single Family New/Custom Home						
Building Sq. Ft.		Plan Check*		Inspection		
		BLDG	PLN	BLDG**	PLN	FIRE
1 - 1,000		1,162.97	180.54	1,603.79	119.62	134.02
each additional 500 Sq. Ft.		100.79		193.83		
Dept	**Fee Type**	**Fee Amount**				
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation				
BLDG	SMIP 1 Residential	Established by State Based on Valuation				
BLDG	Building Dept Mandated Training	3.32				
BLDG	Processing of Certificate of Occupancy	69.78				
BLDG	Inspection for Certificate of Occupancy	155.06				
BLDG	Record Retention 11x17 & Smaller	1.11 per page				
BLDG	Record Retention Plan Size	2.22 per page				
PLN	General Plan Update	55.38				
GIS	GIS Processing Fee	5.54				

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.
**A 50% reduction in the Single Family Dwelling inspection fees for the inspection of five or more production units when the inspections are performed on the same day as requested and for the same inspection type.

Single Family Room Addition			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
1 - 250	304.59	89.71	291.30
251 - 500	415.35	89.71	342.25
501 - 2,000	525.00	89.71	394.30
2,001 +	525.00	119.62	497.31

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update	55.38
GIS	GIS Processing Fee	5.54

Single Family Demolition			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
ALL	97.47	29.90	197.15

Dept	Fee Type	Fee Amount
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Multi-Family & Single Family Alterations and Fire Damage Repair		
Type of Alterations	Plan Check*	Inspection
	BLDG	BLDG
Minor (up to 2 inspections)	97.47	248.10
Complex	207.12	455.22
Fire Damage Repair	359.97	808.54

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Manufactured Home				
Per Permit	Plan Check*		Inspection	
	BLDG	PLN	BLDG	FIRE
Existing - Add Permanent Foundation	102.34	59.81	269.14	134.02
Foundation & Site Preparation	118.51	59.81	582.59	134.02
Installation & Site Preparation	118.51	59.81	582.59	134.02

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Processing of Certificate of Occupancy	69.78
BLDG	Inspection for Certificate of Occupancy	155.06
BLDG	HCD Processing Fee Per Transportable Unit	11.00 Only Permanent Foundation
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
PLN	General Plan Update**	55.38 (does not apply to Existing-Add Permanent Foundation)
GIS	GIS Processing Fee	5.54

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Manufactured Home Removal or Demolition			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
ALL	67.56	29.90	213.77

Dept	Fee Type	Fee Amount
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Pool or Spa			
Type	Plan Check*		Inspection
	BLDG	PLN	BLDG
Gunite Pool	67.56	59.81	705.54
Gunite Spa	67.56	59.81	602.53
Gunite Pool & Spa	67.56	59.81	757.59
In-Ground Fiberglass or Vinyl	67.56	59.81	472.94
Above-Ground	67.56	59.81	245.89

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Patio Cover			
Type	Plan Check*		Inspection
	BLDG	PLN	BLDG
Lattice Patio cover[1]	35.00	59.81	327.85
Balcony, Deck, Solid Patio Cover[1]		59.81	
ICC/IAPMO Aluminum Patio Cover[1]	48.73	59.81	302.37
ICC/IAPMO Aluminum Patio Room Enclosure[1]	48.73	59.81	327.85
Patio Footings for future use, Gas, Electric Stub Out[1]			94.15
Engineered Balcony, Deck, Solic & Lattice[1]	151.74	59.81	379.90

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Notes	
[1]	Fee is per patio on each building

Wall - City Standard			
Linear Feet	Plan Check*		Inspection
	BLDG	PLN	BLDG
1 - 500	48.73	29.90	218.20
Each Additional 500 LF or fraction	48.73	29.90	218.20

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

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Wall - Engineered				
Linear Feet		Plan Check*		Inspection
		BLDG	PLN	BLDG
1 - 500		93.04	59.81	472.94
Each Additional 500 LF or fraction		75.32	59.81	201.58
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.32		
BLDG	Record Retention 11x17 & Smaller	1.11 per page		
BLDG	Record Retention Plan Size	2.22 per page		
GIS	GIS Processing Fee	5.54		

Wall - Pilaster				
Number of Pilaster/Columns		Plan Check*		Inspection
		BLDG	PLN	BLDG
1 - 4		48.73		80.85
Each additional 4 or fraction thereof		48.73	29.90	80.85
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.32		
BLDG	Record Retention 11x17 & Smaller	1.11 per page		
BLDG	Record Retention Plan Size	2.22 per page		
GIS	GIS Processing Fee	5.54		

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Garage - Conversion to Conditioned Space			
Conversion Type	Plan Check*		Inspection
	BLDG	PLN	BLDG
Conditioned Space	207.12	59.81	318.99
Temporary Office	207.12	59.81	291.30

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Garage - New			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
1-500 sq. ft.	371.04	119.62	536.07
501-800 sq. ft.	485.12	119.62	712.18
801 - 1500 sq. ft.	556.01	119.62	847.31
1501 + sq. ft.	628.00 + 0.33 per sq. ft.	119.62	981.33 + 0.93 per sq. ft.

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Carport				
Building Sq. Ft.	Plan Check*		Inspection	
	BLDG	PLN	BLDG	
1 - 500	169.46	59.81	465.19	
501 +	0.33 per sq. ft.	59.81	0.93 per sq. ft.	

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Signs				
Type	Plan Check*		Inspection	
	BLDG	PLN	BLDG	PLN
Signs - Wall (1)	141.77	119.62	170.57	
Signs - Wall (each additional)	26.58		53.16	
Monument, Pylon, Freestanding Signs (each)	241.45	119.62	239.24	119.62

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

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Trailers - Temporary				
Type of Trailer	Plan Check*		Inspection	
	BLDG	PLN	BLDG	
Temporary Construction Trailer	130.70	59.81	176.11	
Temporary Sales Trailer	307.91	59.81	222.63	
Dept	**Fee Type**	**Fee Amount**		
BLDG	Building Dept Mandated Training	3.32		
BLDG	Record Retention 11x17 & Smaller	1.11 per page		
BLDG	Record Retention Plan Size	2.22 per page		
GIS	GIS Processing Fee	5.54		

Power Pole - Temporary				
Number of Poles	Plan Check*		Inspection	
	BLDG	PLN	BLDG	
1	122.94	29.90	264.71	
2 - 10	122.94	29.90	264.71	
11 +	122.94	59.81	26.58 per additional pole	
Dept	**Fee Type**	**Fee Amount**		
BLDG	Building Dept Mandated Training	3.32		
BLDG	Record Retention 11x17 & Smaller	1.11 per page		
BLDG	Record Retention Plan Size	2.22 per page		
GIS	GIS Processing Fee	5.54		

Cell Site						
Cell Site Type	Plan Check*			Inspection		
	BLDG	PLN	FIRE	BLDG	PLN	FIRE
Antenna Alterations	206.01	119.62	134.02	218.20	59.81	134.02
New Tower, Pole, Monopoles, Equipment Shelters	263.61	240.35	180.54	574.84	180.54	134.02
Dept	**Fee Type**	**Fee Amount**				
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation				
BLDG	Building Dept Mandated Training	3.32				
BLDG	Record Retention 11x17 & Smaller	1.11 per page				
FIN	Finance Processing Fee	2.22 per page				
GIS	GIS Processing Fee	5.54				

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Plumbing		
Plumbing Type	**Plan Check***	**Inspection**
	BLDG	**BLDG**
Installation	67.56	197.15
Installation, Complex	**Actual Cost	**Actual Cost
Upgrade	42.09	140.66
Upgrade, Complex	**Actual Cost	**Actual Cost
House Connect to Sewer, Including Abandonment of Septic	67.56	140.66
On Site Private Sewer & Water System	**Actual Cost	**Actual Cost
Water Heater Replacement Footing Only Stub Outs, Earthquake Valves. (Council has waved this fee for less than 500 value)	Waived per Council action 05-15-2001	94.15

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State - Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Mechanical		
Mechanical Type	**Plan Check***	**Inspection**
	BLDG	**BLDG**
Installation	67.56	197.15
Installation, Complex	**Actual Cost	**Actual Cost
Upgrade	37.66	140.66
Upgrade, Complex	**Actual Cost	**Actual Cost
Air Conditioner and/or Furnace Replacement	37.66	140.66

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Electrical		
Electrical Type	**Plan Check***	**Inspection**
	BLDG	**BLDG**
Installation	67.56	193.83
Installation, Complex	**Actual Cost	**Actual Cost
Upgrade	67.56	96.36
Upgrade, Complex	**Actual Cost	**Actual Cost
Electrical Meter Change Out	56.49	197.15

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Solar Permit Fees	
Permit Fee Limits for Solar Photovoltaic	**Fee Amount**
Residential System 15 kW or less	450.00
Residential system more than 15 kW, base fee	500.00
Residential system more than 15 kW, per kW over 15 kW	15.00
Commercial system 50 kW or less	1,000.00
Commercial system more than 50 kW and less than or equal to 250 kW, base fee	1,000.00
Commercial system more than 50 kW and less than or equal to 250 kW, per kW over 50 kW	7.00
Commercial system more than 250 kW, base fee	2,400.00
Commercial more than 250 kW, per kW over 250 kW	5.00
Permit Fee Limits for Solar Thermal	**Fee Amount**
Residential System 10 kW or less	450.00
Residential system more than 10 kW, base fee	450.00
Residential system more than 10 kW, per kW over 10 kW	15.00
Commercial system 30 kW or less	1,000.00
Commercial system more than 30 kW and less than or equal to 260 kW, base fee	1,000.00
Commercial system more than 30 kW and less than or equal to 260 kW, per kW over 30 kW	7.00
Commercial system more than 260 kW, base fee	2,610.00
Commercial more than 260 kW, per kW over 260 kW	5.00

*Solar permit fees are assessed in accordance with California Government Code § 66015. Separate permits and fees are required for structural work and non-solar systems associated with solar installations, including carports, ground-mounted support systems, exterior lighting, and electric vehicle (EV) charging equipment, regardless of whether such work or systems are installed solely to support or serve the solar installation.

Mechanical, Electrical, Plumbing	
Fee Type	**Fee Amount**
Plans Examiner - Mini, per MEP	26.58
Plans Examiner - Minor, per MEP	54.27
Plans Examiner - Medium, per MEP	81.96
Plans Examiner - Major, per MEP	109.65
Plans Examiner - Mega, per MEP	137.34
Inspector - Mini, per MEP	127.37
Inspector - Minor, per MEP	248.10
Inspector - Medium, per MEP	368.83
Inspector - Major, per MEP	496.20
Inspector - Mega, per MEP	624.68

Wind Turbine for Electric Generation				
		Plan Check*		Inspection
		BLDG	PLN	BLDG
Each		151.74	119.62	197.15
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.32		
BLDG	Record Retention 11x17 & Smaller	1.11 per page		
BLDG	Record Retention Plan Size	2.22 per page		
GIS	GIS Processing Fee	5.54		

Trash Enclosure Single or Double				
Trash Enclosure		Plan Check*		Inspection
		BLDG	PLN	BLDG
Single or Double		48.73	180.54	248.10
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.32		
BLDG	Record Retention 11x17 & Smaller	1.11 per page		
BLDG	Record Retention Plan Size	2.22 per page		
GIS	GIS Processing Fee	5.54		

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Parking Lot Light Standards/Poles			
Number of Lights/Poles	Plan Check*		Inspection
	BLDG	PLN	BLDG
1 - 5	75.32	119.62	197.15
6 - 20	75.32	150.63	248.10
21 +	151.74	240.35	15.51 per additional pole

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

Re-Roof		
Electrical Type	Plan Check*	Inspection
	BLDG	BLDG
Commercial	173.89	274.68
Commercial - Per Additional Phase/Segment		103.01
Residential	97.47	182.75
Residential - Per Additional Phase/Segment		103.01

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.32
BLDG	Record Retention 11x17 & Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page
GIS	GIS Processing Fee	5.54

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Occupancy Inspection					
Number of Permits		Plan Check*		Inspection	
		BLDG	FIRE	BLDG	FIRE
EACH		109.65	148.42	244.78	225.95
Dept	**Fee Type**	**Fee Amount**			
BLDG	Building Dept Mandated Training	3.32			
BLDG	Record Retention 11x17 & Smaller	1.11 per page			
BLDG	Record Retention Plan Size	2.22 per page			
GIS	GIS Processing Fee	5.54			

Certificate of Occupancy - Temporary (TCO)					
Number of Permits		Inspection			
		BLDG	PLN	FIRE	ENG
Each		664.55	240.35	225.95	221.52
Dept	**Fee Type**	**Fee Amount**			
BLDG	Processing Certificate of Occupancy	69.78			
BLDG	Security Deposit	10,000.00			
FIN	Security Deposit Administration Fee	Based on 1% of Security Deposit			

Permit <u>without</u> Planning Approval (Residential/Non-Residential/Over the Counter)					
		Plan Check*		Inspection	
		BLDG	FIRE	BLDG	FIRE
Each		**Actual Cost	134.02	**Actual Cost	134.02
Dept	**Fee Type**	**Fee Amount**			
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation			
BLDG	Building Dept Mandated Training	3.32			
BLDG	Record Retention 11x17 & Smaller	1.11 per page			
BLDG	Record Retention Plan Size	2.22 per page			
GIS	GIS Processing Fee	5.54			

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Permit with Planning Approval (Residential/Non-Residential/Over the Counter)						
		Plan Check			Inspection	
		BLDG	PLN	FIRE	BLDG	FIRE
ALL		**Actual Cost	29.90	134.02	**Actual Cost	134.02
Dept	**Fee Type**	**Fee Amount**				
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation				
BLDG	Building Dept Mandated Training	3.32				
BLDG	Record Retention 11x17 & Smaller	1.11 per page				
BLDG	Record Retention Plan Size	2.22 per page				
GIS	GIS Processing Fee	5.54				

Plan Review Services						
Plan Check Type	Plan Check*			Inspection		
	BLDG	PLN	FIRE	BLDG	PLN	FIRE
Miscellaneous Plan Check	**Actual Cost	**Actual Cost	134.02 per hour	**Actual Cost	**Actual Cost	134.02 per hour
Plan Review - Expedited - Based on approved request and availability	Additional 50% of Plan Review Fee					
Preliminary Plan Review - Based on approved request and availability - Minimum 1 hour	193.83 per hour					
Construction Project Phasing Plan (Residential and Non Residential)	528.32					
Plan Revisions - Minimum 1 hour	**Actual Cost					

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Inspections		
Inspection Type		Inspection
		BLDG
BLDG	Inspection	Actual Cost on Fully Burdened Hourly Rate
BLDG	Re-Inspection Minimum 1 hour	Actual Cost on Fully Burdened Hourly Rate
BLDG	Investigative Inspection	Actual Cost on Fully Burdened Hourly Rate
BLDG	Investigative for work done without a permit (residential)	Actual Cost on Fully Burdened Hourly Rate
BLDG	Investigative for work done without a permit (Comm/Industrial/Multi-Family/Other)	Actual Cost on Fully Burdened Hourly Rate
BLDG	Overtime Inspections	Calculated at time-and-a-half Fully Burdened Hourly Rate
BLDG	Applicant Deposit/Trust Accounts	Actual Cost on Fully Burdened Hourly Rate
BLDG	Temporary Utility Releases (Per Unit or Dwelling for Each Utility Release)	188.29

Project Review Coordination Service Deposit	
Fee Type	Deposit Amount
Project Review Coordination Service Deposit	5,000.00 - 50,000.00

Affidavit Request		
Dept	Fee Type	Fee Amount
BLDG	Processing Affidavit	190.51
BLDG	Certified Postage (2) Letters	Actual Cost
BLDG	Record Retention 11 x 17 or Smaller	1.11 per page
BLDG	Record Retention Plan Size	2.22 per page

Notes
Re-inspection Fees will be assessed at FBHR (Fully Burdened Hourly Rate) for inspection process.
**Actual Cost based on the following…
1. Projected total time duration of proposed project
2. FBHR (fully burdened hourly rate) of applicable department(s) staff
Fees charged in EP&L that are quantity-based may differ by cents when calculated in higher quantities
Applicable fees for reviews performed by other City departments, even if not listed in a given section, may be assessed in accordance with the adopted fee schedule.

Grading (Clear and Grub, Stockpile, Mass, Rough)								
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check					Inspection	
		Minimum	ENG	PLN	FIRE	Fire Consultant	Minimum	PW
50 - 100,000 CY		5,000.00	3.00%	180.54	189.40	415.35	7,500.00	5.00%
100,001 - 200,000 CY		5,000.00	2.50%	180.54	189.40	415.35	7,500.00	4.00%
200,001 + CY		5,000.00	2.00%	180.54	189.40	415.35	7,500.00	3.00%
Dept	**Fee type**	**Fee Amount**						
ENG	Permit Fee	106.33						
ENG	Record Retention - Mylar	8.86 per page						
ENG	Record Retention - Reports	55.38 each						
PLN	General Plan Update	55.38						

Precise Grade Commercial						
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check			Inspection	
		Minimum	ENG	PLN	Minimum	PW
Commercial - Minor (to $60,000)		2,500.00	5.00%	361.08	3,500.00	6.00%
Commercial - Small ($60,001 to $250,000)		5,000.00	3.00%	361.08	7,500.00	5.00%
Commercial - Medium ($250,001 to $750,000)		6,500.00	2.50%	723.26	8,750.00	4.00%
Commercial - Large ($750,001 up)		15,020.00	2.00%	1,085.44	22,530.00	3.00%
Dept	**Fee type**	**Fee Amount**				
ENG	Permit Fee	106.33				
ENG	Record Retention - Mylar	8.86 per page				
ENG	Record Retention - Reports	55.38 each				
PLN	General Plan Update	55.38				
BLDG	Precise Grading for Site Compliance up to 3 Bldgs	165.03				
BLDG	Precise Grading for Site Compliance each add'l Bldg	81.96				

Precise Grade Residential								
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check					Permit / Inspection	
		Minimum	ENG	PLN	FIRE	Fire Consultant	Minimum	PW
Tract Housing		5,000.00	3.00%	481.80	189.40	415.35	7,500.00	5.00%
Single Family Residence		5,000.00	3.00%	271.36	189.40	415.35	1,300.00	5.00%
Single Family Residence - with WQMP		5,000.00	3.00%	271.36	189.40	415.35	1,300.00	5.00%
Multi Family Residential		5,000.00	3.00%	542.72	189.40	415.35	7,500.00	5.00%
Dept	**Fee type**	**Fee Amount**						
ENG	Permit Fee	106.33						
ENG	Record Retention - Mylar	8.86 per page						
ENG	Record Retention - Reports	55.38 each						
PLN	General Plan Update	55.38						
BLDG	Tract and Multi-Family Plan Check	165.03						

Other Grading Permits			
Type		Plan Check	Permit / Inspection
		ENG	PW
Fine Grade & Drainage		553.80	1,107.59
Haul Permit > 50 CY		106.33	
Permit Extension / Renewal		106.33	5% of construction cost “remaining” at the time of extension/renewal
Dept	**Fee type**	**Fee Amount**	
ENG	Permit Fee	106.33	
PLN	General Plan Update	55.38	

Revision - Grading						
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check				Permit / Inspection
		ENG	PLN	FIRE	Fire Consultant	PW
Revision - Grading		2215.18 per page	179.42	189.40	415.35	5.00%
WQMP Review		Charged at prevailing hourly rate				
Dept	**Fee type**	**Fee Amount**				
ENG	Permit Fee	106.33				
ENG	Record Retention - Mylar	8.86 per page				
ENG	Record Retention - Reports	55.38 each				
PLN	General Plan Update	55.38				

Seismic Study-Alquist Priolo/Special Study Zone		
Type		Plan Check
		ENG
Seismic Study/Special Study Zone		3,876.57
Dept	**Fee type**	**Fee Amount**
ENG	Record Retention - Reports	55.38 each
PLN	General Plan Update	55.38

Improvements - Street, Storm Drain, Sign & Stripe, Median and/or Traffic Signal						
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check			Permit / Inspection	
		Minimum	ENG	PLN	Minimum	PW
Improvements, Small (to $250,000)		5,000.00	3.00%	119.62	7,500.00	5.00%
Improvements, Medium ($250,001 to $750,000)		6,250.00	2.50%	119.62	8,750.00	4.00%
Improvements, Large ($750,001 up)		15,020.00	2.00%	119.62	22,530.00	3.00%
Dept	**Fee type**	**Fee Amount**				
ENG	Permit Fee	106.33				
ENG	Facility Indicator Fee	19.94				
ENG	Record Retention - Mylar	8.86 per page				
ENG	Record Retention - Reports	55.38 each				
PLN	General Plan Update	55.38				

Improvement Revisions - Street, Storm Drain, Median and/or Sign & Stripe				
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check		Permit / Inspection
		ENG	PLN	PW
Revision - Improvement Plans		2215.18 per page	119.62	5.00%
Dept	**Fee type**	**Fee Amount**		
ENG	Permit Fee	106.33		
ENG	Facility Indicator Fee	19.94		
ENG	Record Retention - Mylar	8.86 per page		
ENG	Record Retention - Reports	55.38 each		
PLN	General Plan Update	55.38		

Maps New / Changes				
Type	Plan Check			
	ENG	PLN	FIRE	FIRE CONSULTANT
Easement Dedication/Quitclaim	3,322.77	89.71		
Final Map, Amendment	3,322.77	240.35		
Tract Map, Small (Up to 25 lots)	7,753.14	240.35	189.40	415.35
Tract Map, Medium (26 to 85 lots)	11,075.91	481.80	189.40	415.35
Tract Map, Large (86+ lots)	16,613.86	723.26	189.40	415.35
Parcel Map (4 parcels maximum) - Residential	7,753.14	481.80	189.40	415.35
Map Parcel, Waiver	2,879.74	89.71		
Lot Line Adjustment, 1 - 4 lots	3,655.05	89.71		
Parcel Merger, Maximum 4 lots	5,205.68	89.71		
Certificate of Compliance	3,605.21	89.71		
Conditional Certificate of Compliance	2,215.18	361.07		
Certificate of Correction	3,322.77	89.71		
Vacation - Summary (requires 1 CC)	4,319.60	89.71		
Vacation - General (requires 2 CC & signs)	5,814.85	361.07		

Dept	Fee type	Fee Amount
ENG	Record Retention - Mylar	8.86 per page
ENG	Record Retention - Reports	55.38 each
PLN	General Plan Update	55.38

Encroachment Permits		
Type Fees are calculated based on Fee Calculation Form unless otherwise indicated.		
Permit	**Fee**	**Extension/Renewal**
Permit	106.33	5% of construction cost "remaining" at the time of extension/renewal
Facility Indicator Fee	19.94	
Inspection	**Type**	**Fee**
Minimum 1 Day-Per Permit		140.66
Additional Days	Residential or Collector	44.30
(Per day)	Secondary or Major	66.46
	Arterial	88.61
Overtime-Per Hour		210.44
Scope of Work	**Type**	**Fee**
Pot Hole with 6" to 8" Core Vac	Residential or Collector	44.30
(Each)	Secondary or Major	66.46
	Arterial +	88.61
Trench - Pavement (maximum 2' wide)	Residential or Collector	1.11
(Per Linear Ft.)	Secondary or Major	1.66
	Arterial +	2.22
Trench - Parkway or Dirt (maximum 2' wide) ***	Residential or Collector	1.11
(Per Linear Ft.)	Secondary or Major	1.38
	Arterial +	1.66
Bore Pits	Pavement (each)	132.91
	Parkway or Dirt (each) ***	66.46
Pot Hole / Bore	Pavement (1st 1,000 Linear Ft.)	1.66
	Parkway or Dirt (each) ***	1.11
Test Monitoring Well (each)		382.12
Curb Cores	Commercial/Industry	110.76
Curb and Gutter (R&R) (Per Linear Ft.)		1.66
Excavation (per Sq Ft.)	Pavement (1st 1,000 Sq. Ft.)	1.11
	Parkway or Dirt ***	0.78
	Sidewalk (R&R) per sq. ft.	1.66
Driveway	Residential	382.12
	Commercial/Industry	935.91
Temporary Power	Per Street Crossing	132.91

Encroachment Permits continue…		
Traffic Control	**Type**	**Fee**
Inspection	Residential or Collector	44.30
(Per day)	Secondary or Major	66.46
	Arterial +	88.61
Other	**Type**	**Fee**
Curb Cores	Residential	80.85
Small Utility	Blanket Permit	80.85
Medium Utility	Fee Calculation	
Large Utility (Cost Estimate over $10,000)	See "Improvements" section above	
With Third Party Plan Check	See"Improvements" section above	
Cost Estimate Without Third Party Plan Ck	Fee Calculation	

Dept	Fee type	Fee Amount
ENG	Blanket Permit Administration Fee	686.71 per year
ENG	Record Retention - Mylar	8.86 per page
ENG	Record Retention - Reports	55.38 each
*** (Landscape areas may require CSD Approval & Security Deposit)		

Monument Inspection	
Acres	**Inspection**
	ENG
Tract Map - Lots < 2.5	1,218.35
Tract Map - Lots > 2.5	1,827.52
Parcel Map 4 or less parcels <20	609.17
Parcel Map 20 or more	1,218.35

Dept	Fee type	Fee Amount
ENG	Permit Fee	106.33
ENG	Record Retention - Mylar	8.86 per page
ENG	Record Retention - Reports	55.38 each

Transportation Permit	
TYPE	**Permit**
	ENG
Single Trip (1 round trip / 3 day maximum)	16.00 *
Annual Permit (365 days)	90.00 *
* Permit fee amounts per State Vehicle Code and are subject to change.	

Other Fees	
TYPE	**ENG**
Plan check fees assume maximum of four (4) plan checks.	Additional plan check may require additional fees.
Should Engineer's Cost Estimate amount increase during Plan Check	Additional plan check fees will be required.
Penalty if Work Started Without Permit - Grading or Encroachment	553.80 or as Determined by PW Director
Permits issued for one (1) year construction period Grading or Encroachment	Permit extensions require additional Inspection Fee based on remaining work.
Over the Counter Plan Check	Charged at prevailing hourly rate
WQMP Plan Checks	Charged at prevailing hourly rate
Legal Review	Charged at actual cost.
Wireless Facilities Plan Check	Charge based on estimated actual cost.
Engineer's Cost Estimate, Fee Calculation Worksheet, Fees	May be subject to modification by PW Director
Permits - PW Inspection for Overtime Work	Charged at 1.5 times prevailing hourly rate.
At-risk Submittals (15-25%)	25% of original fee
Additional Submittals (>4)	Actual cost
Statewide Community Infrastructure Program (SCIP) application and construction costs/invoice review	3,178.79
Engineering Agreements for Community Facilities District Reviews, Hourly	1,944.93
CALTRANS Landscape Agreement	542.72
Final WQMP w/ Approved Preliminary - Commercial	4,984.16
Final WQMP w/ Approved Preliminary - Residential	1,085.44
Bond Release/Reduction/Replacements	791.93

Dept	Fee type	Fee Amount
ENG	Security Deposit Administration Fee	1% of Cash Security
ENG	Misc Fee (FedEx, Copies, etc)	Actual Cost

Note
Applicable fees for reviews performed by other City departments, even if not listed in a given section, may be assessed in accordance with the adopted fee schedule.
Fees charged in EP&L that are quantity-based may differ by cents when calculated in higher quantities

Addressing	Fee Amount
Addressing (1 to 5 addresses)	746.52
Addressing -Each additional 25 addresses	724.36

Development Agreements	Deposit	Fee Amount
Development Agreement[3]	16,613.86	
Development Agreement Amendment[3]	11,075.91	
Development Agreement Annual Review		3,322.77
Estopel Agreements		716.61

Annexation	Deposit
Annexation[3]	11,075.91

Appeal	Fee Amount
Appeal	1,107.59

Block Party	Fee Amount
Block Party	140.66

Conditional Use Permits	Fee Amount
Administrative Alcohol Use	1,772.15
Conditional Use Permit (CUP)[1]	9,968.32
Minor Conditional Use Permit (MCUP)[1]	5,833.68
Conditional Use Permit (CUP) - Revised Permit[1]	7,201.56
Minor Conditional Use Permit (MCUP) - Revised Permit[1]	4,775.93
Conditional Use Permit (CUP)/Minor Conditional Use Permit (MCUP) - Minor Substantial Conformance	1,329.11
Conditional Use Permit (CUP)/Minor Conditional Use Permit (MCUP) - Substantial Conformance	2,959.48

Development Code Amendment	Deposit
Development Code Amendment[3]	11,075.91

Development Plan Permits	Fee Amount
Development Plan Permit (Hearing)[2]	15,919.40
Development Plan Permit (Administrative)[2]	10,564.20
Development Plan Permit - Revised Permit (Hearing)[2]	13,144.89
Development Plan Permit - Minor Improvements	2,354.74
Development Plan Permit - Minor Substantial Conformance	3,776.88
Development Plan (Multi-family) - per unit	16.61
Development Plan (Comm/Ind) - per acre	74.21
Development Review Committee Resubmitted Fee for 3rd + Review	1,837.49
Development Review - Fire	1,043.35
Master Development Plan[1]	11,075.91

Environmental Review	Deposit	Fee Amount
Environmental Assessment (Initial Study/ND/MND)[7]		4538.91 + Consultant Contract Amount
Environmental Impact Report[5,7]	22,151.82	
MSHCP: JPR or DBESP or HANS		1,129.74

Extension of Time	Fee Amount
Extension of Time	2,880.84

Filming Permit	Fee Amount
Filming Permit	112.97

General Plan	Deposit	Fee Amount
General Plan Amendment[3]	11,075.91	
General Plan Update		55.38

Home Occupation Permit	Fee Amount
Home Occupation Permit	67.56

In-Lieu Parking Fee	Fee Amount
In-Lieu Parking Fee (New use)	14,600.00
In-Lieu Parking Fee (Changes in/expansion of existing use)	7,300.00

Landscape Plan Check/Inspection	Deposit
Landscape Inspection - Single Family Resident Custom[10]	1,000.00
Landscape Inspection - All Other[10]	500.00
Landscape Plan Check - Single Family Resident Custom[10]	3,000.00
Landscape Plan Check - All Other[10]	1,000.00

Large Family Day Care	Fee Amount
Large Family Day Care	2,215.18

Noticing (In accordance with MMC 16.76)	Fee Amount
Notice - Mailed (includes postage/paper costs)	182.75
Newspaper Notice - Standard Ad	Actual Cost
Newspaper Notice - Display Ad	719.93
Notice - Property Posting (Per sign)	Actual Cost

Phasing Plan/Map	Fee Amount
Phasing Plan/Map	6,457.25

Pre-Application Review	Fee Amount
Pre-Application Review	1,107.59
Pre-Application Review SB-330 Residential	2,768.98

Revolving Loan	Fee Amount
Application Fee	1,976.00
Loan Origination Fee	11,016.00

Short-Term Vacation Rentals	Fee Amount
Non-Hosted Application/Renewal	343.35
Hosted Application/Renewal	249.21

Sign Program	Fee Amount
Sign Program	1,471.99
Sign Program Amendment	798.57
Sign Permit (1-4 signs)	59.81

Specific Plans	Deposit
Specific Plan[3]	22,151.82
Specific Plan Amendment[3]	11,075.91

Street Names	Fee Amount
Street Names (up to 10 street names)	1,048.89
Street Names (additional street names - increments of 10)	820.72
Street Name Change (Hearing)[6]	4,948.72

Surface Mining Permit	Fee Amount
Surface Mining Permit[2]	13,662.13

Temporary Use Permit	Fee Amount
Temporary Use Permit[4]	1,107.59

Tentative Maps[9]	Deposit	Fee Amount
Tentative Tract/Vesting Tentative Tract [2,3]	16,613.86	
Tentative Condo Map[2,3]	16,613.86	
Tentative Parcel Map - Residential/Vesting Tentative Parcel Map - Residential [2,3]	16,613.86	
Tentative Parcel Map - Commercial/Industrial/Vesting Tentative Parcel Map - Commercial/Industrial[2,3]	11,075.91	
Tentative Tract or Parcel Map - Revised (Minor) [2]		7,489.53
Tentative Tract - Revised (Major) [2,10]	11,075.91	
Tentative Parcel Map - Revised (Major) [2]		8,680.19
Vesting Tentative Tract or Parcel Map - Revised (Minor) [2]		4,512.33
Vesting Tentative Tract or Parcel Map - Revised (Major) [2,3]	11,075.91	
Per Lot		27.69
Parcel Merger[2]		4,329.57
Reversion to Acreage[2]		6,930.20

Variance	Deposit	Fee Amount
Variance (Public Hearing)[6]	2,768.98	
Variance (Administrative)[6]		2,215.18
Reasonable Accomodation		221.52

Zoning	Deposit	Fee Amount
Zone Change[3,5]	11,075.91	
Zoning/Project Information Letter/Research for 2 hours		303.48
Zoning/Project Information Letter/Research, each additional 1 hour		94.15

Footnotes:	
1	Plus applicable General Plan Update, Environmental Review and Noticing Fees.
2	Plus applicable Per Acre/Unit/Lot Fee, General Plan Update, Environmental Review Fee and Noticing Fees (Round Per Acre or Unit to nearest whole number).
3	Actual charge is "fully burdened" rate, plus General Plan Update Fee, Environmental Review Fee and Noticing Fees.
4	An entity with an IR Code Section 501c3 tax exemption may request a fee reduction of 25% with proof of 501c3 status.
5	Actual charge is "fully burdened" rate, plus Consultant Contract Amount.
6	Plus applicable Noticing Fees.
7	Plus applicable General Plan Update Fee and Noticing Fees (If not associated with another application (i.e. Development Plan, Tentative Map, General Plan Amendment, etc.)
8	If two or more deposit applications are filed concurrently, then the deposit amount is the highest deposit application
9	If concurrent Development Plan and Conditional Use Permit or Tentative Map and Development Plan applications are submitted, then the lesser of the two applications shall be 25% less.
10	Actual Charges for any additional city services.

Note
Applicable fees for reviews performed by other City departments, even if not listed in a given section, may be assessed in accordance with the adopted fee schedule.
Fees charged in EP&L that are quantity-based may differ by cents when calculated in higher quantities

Fire Sprinklers			
Fee Type	**Plan Check***	**Fire Consultant**	**Inspection**
Tenant Improvement (1-10 heads)	156.17	321.20	201.58
Tenant Improvement (11-50 heads)	248.10	490.66	248.10
Tenant Improvement (51-100 heads)	340.03	490.66	293.51
Tenant Improvement (100+ heads)	431.96	725.47	340.03
Automatic Fire Sprinkler System - New System (plan check, weld inspection, hanger/brace inspection, hydrostatic test final test (1-100 heads)	340.03	590.35	385.44
Automatic Fire Sprinkler System– New System (plan check, weld inspection, hanger/brace inspection, hydrostatic test final test) (101-300 heads)	427.53	590.35	477.37
Automatic Fire Sprinkler System– New System (plan check, weld inspection, hanger/brace inspection, hydrostatic test final test) (301-700 heads)	477.37	590.35	615.82
Automatic Fire Sprinkler System– New System (plan check, weld inspection, hanger/brace inspection, hydrostatic test final test) (700+ heads)	615.82	590.35	799.68
Automatic Fire Sprinkler - New System- Additional Floor Per Building		150.25	
Automatic Fire Sprinkler - New System- Additional Hydraulic Calculation Per Building		96.59	
Home Sprinkler System - Per 13D Residence (Up to 5,000 sq. ft.)	201.58	365.50	340.03
Home Sprinkler System - Per 13D Residence (More than 5,000 sq. ft.)	293.51	590.35	431.96
Home Sprinkler System- Additional Hydraulic Calculation		48.73	

Fire Alarm			
Fee Type	**Plan Check***	**Fire Consultant**	**Inspection**
Fire Alarm Tenant Improvement (1-10 devices)	156.17	343.35	201.58
Fire Alarm Tenant Improvement (11-50 devices)	248.10	534.97	248.10
Fire Alarm Tenant Improvement (51-100 devices)	340.03	534.97	340.03
Fire Alarm Tenant Improvement (101+ devices)	431.96	725.47	477.37
Fire Alarm Tenant Improvement (For each Communicator - Landline to Wireless)	156.17		543.83
Fire Alarm Submittal –New System (1-10 devices)	293.51		589.24
Fire Alarm Submittal – New System (11-50 devices)	340.03		635.76
Fire Alarm Submittal – New System (51-100 devices)	431.96		727.69
Fire Alarm Submittal – New System (101+ devices)	615.82		865.03
Fire Alarm Submittal – New System (Per System)		590.35	

Notes
* Plan check fees consist of a maximum of three plan reviews. Additional costs will apply to subsequent reviews performed.

Special Structures: Four or more stories, special hazards, etc. (Applies to both fire sprinkler systems and building plans as separate submittals.)			
Fee Type	**Plan Check***	**Fire Consultant**	**Inspection**
Building Plan Check/Field Inspection	820.72	919.30	636.86
High-rise (over 55')	1,004.58	1,055.53	820.72

Fire Protection Systems			
Fee Type	**Plan Check***	**Fire Consultant**	**Inspection**
Fire On-site Underground Water Systems (1-9 hydrants)		476.26	431.96
Fire On-site Underground Water Systems (10 or more hydrants)		697.78	615.82
Halon System	201.58	443.04	248.10
Hood Duct Systems	248.10	354.43	248.10
Fuel Modification (Single Family Residence)	248.10	498.42	224.84
Fuel Modification (MultiFamily, Tract, Commercial)	248.10	830.69	224.84
Nitrous Oxide/Oxygen Systems, CO2, Compressed Gas Tanks & Related Systems	248.10	443.04	293.51
Spray Booth	248.10	443.04	248.10
Private On-site Water Tank System (Rural areas)	431.96		

Fuel Storage			
Fee Type	**Plan Check***	**Fire Consultant**	**Inspection**
Above/Underground Fuel Storage	248.10	719.93	248.10
Tank Removal	156.17		248.10

Care Services	
Description	**Inspection**
Pre-Inspection	
Residential Care Facility	293.51
Residential Daycare Facility (small and large)	293.51
Residential Detox Facility	293.51

Notes
* Plan check fees consist of a maximum of three plan reviews. Additional costs will apply to subsequent reviews performed.

Fire Safety Business Inspection	
Type	**Fee**
Existing Business - Up to 3,000 sq. ft. (Includes one re-inspection)*	157.28
Existing Business Inspection- up to 3,001 – 6,000 sq. ft. (Includes one re-inspection)*	203.80
Existing Business Inspection- up to 6,001 – 11,000 sq. ft. (Includes one re-inspection)*	249.21
Existing Business Inspection- up to 11,001 – 22,000 sq. ft. (Includes one re-inspection)*	341.14
Existing Business Inspection-up to 22,001 - 50,000 sq. ft. (Includes one re-inspection)*	433.07
Existing Business Inspection- up to 50,001 - 200,000 sq. ft. (Includes one re-inspection)*	523.89
Existing Business Inspection- Larger than 200,000 sq. ft. (Includes one re-inspection)*	614.71

* For all Business Inspections : Another inspection fee will be charged for additional follow-up inspections on outstanding non-compliance items. Inspection fees are per building.

Miscellaneous Fees			
Fee Type	**Fee Amount**	**Plan Check**	**Inspection**
Special Events/Outdoor Assembly		248.10	156.17
Tents and Air Supported Structures		248.10	156.17
Medical Facilities + 5 year Inspection			340.03
Other Miscellaneous Inspections			156.17
Follow-up Inspections for Non-compliance			276.90
Weed Abatement Administrative Fee	239.24 + Contractor Services		
Burn Permit	170.57		
Lift Assist Home Care Facility (Hourly, per engine)	585.92		
Fire Investigation Work (Hourly, per engine)	595.88		
Site Plan Review		156.17	
Site Plan Review – Fire Flow Forms		52.06	
Final Map/ Mylar Review		335.60	
Fire Code Appeal		877.21	
Impaired Accident Cost Recovery, per hour	585.92		
Engine Company Standby hourly, per engine	585.92		
Medic Patrol Standby hourly, per apparatus	300.16		
Truck Company Standby, hourly, per apparatus	725.92		
AB38 Defensible Space Inspection (DSI)			270.25
Hazardous spills and clean-up	Actual Cost		
Expedite Plan Check	Additional 50% of Plan Check Fee		

Permits	
Fee Type	**Fee**
Fire Alarm Permit Commercial - per year	32.12
Aerosol Products - Retail Storage	135.13
Aerosol Products - Warehouse and Storage	225.95
Asbestos Removal	180.54
Auto Wrecking Yard	180.54
Battery System	225.95
Bowling Pin/Alley Refinish - Initial Permit	225.95
Bowling Pin/Alley Refinish - Renewal Permit	157.28
Candles/Open Flame in Assembly Areas - Single Use	88.61
Candles/Open Flame in Assembly Areas - Ongoing Permit	180.54
Carnivals and Fairs	322.31
Cellulose Nitrate Film	225.95
Cellulose Nitrate Storage	180.54
Combustible Fiber Storage	225.95
Combustible Material Storage	135.13
Compressed Gas - store/handle/use - Initial Permit	225.95
Compressed Gas - store/handle/use - Renewal Permit	135.13
Commercial Rubbish Handling Operation - Initial Permit	180.54
Commercial Rubbish Handling Operation - Renewal Permit	135.13
Cryogen Use - review plans, installation, inspection, use. Initial Permit	341.14
Cryogen Use - review plans, installation, inspection, use. Renewal Permit	135.13
Dry Cleaning Plants - Initial Permit	135.13
Dry Cleaning Plants - Renewal Permit	135.13
Dust Producing Operation - Initial Permit	225.95
Dust Producing Operation - Renewal Permit	135.13
Explosive or Blasting Agents - Permit for 2 Blasts only	180.54
Explosive or Blasting Agents - Additional Permit for more than 2 Blasts	111.87
Firework Grounds Displays	135.13
Firework Pyrotechnic Special Effects - Theatrical/Movies	157.28
Firework Aerial Display - includes ground displays	364.40
Flammable or Combustible Liquids - Retail Storage	135.13
Flammable or Combustible Liquids - Pipelines/Operations/Excavation	135.13
Flammable or Combustible Liquids - Containers/Tanks - Initial Permit	249.21
Flammable or Combustible Liquids - Containers/Tanks - Renewal Permit	157.28
Flammable or Combustible Liquids - Underground Tanks	135.13
Flammable or Combustible Liquids - Tank Removal	180.54
Flammable or Combustible Liquids - Tank Vehicles - Initial Permit	180.54
Flammable or Combustible Liquids - Tank Vehicles - Renewal Permit	135.13
Fruit Ripening Process Permit	135.13
Fumigation or Thermal Insecticides Fogging	135.13
Hazardous Materials - Retail Storage	135.13
Hazardous Materials - Store/Handle/Use - Initial Permit	387.66
Hazardous Materials - Store/Handle/Use - Renewal Permit	157.28
Hazardous Production Materials	341.14

Permits (Continued)

Fee Type	Fee
High Piled Combustible Stock - Initial Permit	341.14
High Piled Combustible Stock - Renewal Permit	203.80
LPG - Non Single Family Dwelling	225.95
LPG - Single Family Dwelling	157.28
Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	157.28
Lumber Yards	135.13
Mall Covered	225.95
Motor Vehicle Fuel Dispensing Station	135.13
Motor Vehicle Refueling Unit	225.95
Open Fires - Bonfires	135.13
Organic Coatings - Initial Permit	387.66
Organic Coatings - Renewal Permit	249.21
Ovens - Industrial Baking/Drying - Initial Permit	225.95
Ovens - Industrial Baking/Drying - Renewal Permit	135.13
Places of Assembly - 50 to 100 people	135.13
Places of Assembly - 101 to 300 people	203.80
Places of Assembly - more than 300 people	295.73
Radioactive Materials - Initial Permit	203.80
Radioactive Materials - Renewal Permit	203.80
Refrigeration Equipment Installation or Operations - Initial Permit	272.47
Refrigeration Equipment Installation or Operations - Renewal Permit	249.21
Repair Garages	135.13
Special Use/Event Permit	135.13
Spraying or Dipping - Initial Permit	341.14
Spraying or Dipping - Renewal Permit	180.54
Tents/Canopy/Membrane Structures < 100 occupants	135.13
Tents - all others - more than 100 occupants	341.14
Tire Storage	180.54
Wood Products	225.95
Hot Work and Cutting Operations (within occupancy and mobile)	180.54
Billing Fee per invoice for annual business inspections	19.94
Billing Fee per invoice for new construction or T.I. inspections	19.94
Billing Fee per invoice for permit use inspections.	19.94

Plans Examiner Consultant Fees[1]	
Fee Type	**Fee**
Fire Pump system	609.17
Standpipe System	276.90
Smoke Control	1,329.11
Special System / Process (HPS) each	443.04
Hazardous Material Disclosure	930.38
Development Review (FD access)	415.35
Fire Protection Plan	609.17
Revisions	243.67
Expedite Plan Check per submittal	221.52
Time & Material hourly rate[2]	132.91
Consultant Inspections per hour	121.83

Footnotes	
1	Plan check fees consist of a maximum of three plan reviews. Additional costs will apply to subsequent reviews performed.
2	Consultant Fees not listed under their fee type will be charged at the Time and Material hourly rate.

False Fire Alarm Response (Murrieta Municipal Code 8.04.050)	
Fee Type	**Fee**
Third False Alarm (within a 365 day period)	100.00
Fourth False Alarm (within a 365 day period)	185.00
Fifth and Subsequent False Alarms (within a 365 days)	300.00

Fees For Working Without Necessary Permits (Murrieta Municipal Code 15.24.060, Calfornia Fire Code 108.4.1)	
Fee Type	**Fee**
First Offense	Double fees for each building or permit required to be issued that is in violation, and a complaint is filed to the Contractors State License Board.
Second Offense	Double fees as indicated in item 1 above plus a $500.00 fine and a complaint filed to the Contractors State License Board.
Third Offense	Double fees as indicated in item 1 above plus a $1000.00 fine and a complaint filed to the Contractors State License Board.
Fourth and Subsequent Violations	Misdemeanor citation and/or additional legal action for failing to comply with the requirements of the Fire Code.

Violation Penalties (Murrieta Municipal Code 15.24.120, Calfornia Fire Code 113.4)
Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than $1,000.00 dollars or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Copies	
Fee Type	**Fee**
Incident Report	11.08
Incident Report with copied pictures (if available)	14.40
Fire Investigation Report	11.08
Fire Investigation Report with copied pictures (if available)	14.40

Insurance Requirements	
1.00	Insurance Requirements: Evidence of a valid certificate of insurance is required and must be submitted to the Fire Department at Station 1 located at 41825 Juniper Street prior to usage of the conference room. Required insurance coverage is $100,000.00 along with naming the City of Murrieta as an additional insured to the premises.

Note:
Applicable fees for reviews performed by other City departments, even if not listed in a given section, may be assessed in accordance with the adopted fee schedule.
Fees charged in EP&L that are quantity-based may differ by cents when calculated in higher quantities

Police Services	
Description	**Fee Amount**
Live scan Rolling Fee (other state and federal fees may apply)	20.00
Civil Subpoena	275.00 Deposit for each day
In compliance with Government Code 68097.2	Actual officer appearance costs and mileage billed against the deposit.
Clearance Letter	18.80
Letter with Notary Public Certification	33.80

Photographs	Fee Amount
Digital Photographs	22.15 (up to 10 photo's; thereafter $ 1.00 per photo)

Miscellaneous Fees	Fee Amount
Audio Tapes Duplication	22.15
Business License Background Check	227.05
Business License Live Scan	76.40
Background Investigation (non-law enforcement)	18.80
Traffic Accident Reports - Review/Processing Fee	19.90 (first 10 pages; 0.50 per page thereafter)
Crime Reports - Review/Processing Fee	5.50
Incident Reports - Reviewing/Processing Fee	11.05 per incident

Concealed Weapon Permit (CCW)	Fee Amount
Initial Permit (Does not include fingerprinting or training)	100.00
Renewal	25.00
Amended Permit	10.00

Towing/Impound/Storage Fees	Fee Amount
Stored/Impound Vehicles	
Release	75.30
30 Day Impound Release	245.85
Firearms Storage Fee - In accordance with Penal Code Section 12021.3(j)(1)	
Processing Fee	93.00 per firearm
Storage Fee	28.80 per month/ per firearm

Firearms Range *(Non-Murrieta Police Department)*	
Retired Officer Range Qualification Fee	33.20

Business Permits	Fee Amount
Taxi Cab Business Permits	
Taxi Cab Business Permit Fee (see Business License fee schedule)	110.75
Taxi Cab Permit Fee	75.30
Taxi Driver Permit Fee	75.30
Massage Permit	227.05
Bingo Permit	227.05
Medicinal Cannabis Permit	352.90

Permit Renewal Delinquent Penalty	
After 30 Days	25% of Original Fine
After 60 Days	50% of Original Fine
After 90 Days	100% of Original Fine

Citation (Municipal Code and Parking) Delinquent Penalty	Fine Amount
After 30 Days	25% of Original Fine
After 60 Days	50% of Original Fine
After 90 Days	100% of Original Fine

False Alarm Response (Murrieta Municipal Code 8.04.050)	Fee Amount
On the third false alarm, a letter shall be sent to the responsible party for the premises, advising him or her that a service charge shall be imposed for each subsequent false alarm during the three hundred sixty-five-day period.	
Fourth False Alarm (Within 365 day period)	100.00
Fifth False Alarm (Within 365 day period)	150.00
Sixth and Subsequent False Alarm (Within 365 day period)	200.00

DESCRIPTION	FEE AMOUNT
Nuisance Abatement	
Takes effect once the investigation of a public nuisance(s) has been declared by a Notice to Abate or a court citation has been issued and non-compliance continues requiring further enforcement action.	

Initial Investigation	
Intake complaint, research, case preparation, field investigation, initial discovery, notice of violation, evidence collection, report writing.	152.85 per hour plus actual cost

Second Initial Investigation (same case)	
Case file review, 2nd field investigation, report writing, case closure or proceed with 3rd follow-up investigation.	152.85 per hour plus actual cost

Citation and Non-Compliance Follow-up Investigation	
Citation issuance, report writing, court routing, court case file preparation, pretrial follow-up investigation, arraignment.	158.35 per hour plus actual cost

Trial Preparation, Trial, Compliance Follow-up Investigation	
Pre-trial follow-up investigation, evidence organization, trial preparation, trial sentencing, compliance follow-up.	158.35 per hour plus actual cost

Administrative Citations	
1st Violation per Murrieta Municipal Code 1.26.030	Not to exceed 100.00
2nd Violation per Murrieta Municipal Code 1.26.030	Not to exceed 200.00
3rd Violation per Murrieta Municipal Code 1.26.030	Not to exceed 500.00
1st Violation Short-Term Vacation Rental	1,500.00
2nd Violation Short-Term Vacation Rental	3,000.00
3rd Violation Short-Term Vacation Rental	5,000.00

Administrative Citation Delinquent Penalty	
After 30 Days	25% of Original Fine
After 60 Days	50% of Original Fine
After 90 Days	100% of Original Fine

Property Registration	**Amount**
Lender Registration on Vacant Homes	107.40
Temporary Sign Permit	94.15

Dog License	
Description	**Fee Amount**
Unaltered Dog	
1 year license	$ 50.00
2 year license	$ 100.00
3 year license	$ 150.00
Altered Dog	
1 year license	$ 15.00
2 year license	$ 20.00
3 year license	$ 25.00
Altered Dog (Senior Citizen 60 yrs)	
1 year license	$ 8.00
2 year license	$ 10.00
3 year license	$ 12.00
Late License	
Penalty	$ 20.00
Senior Citizen Penalty	$ 15.00

Dog and Cat Impound Fee (fees are based on impounds in a 365 day period)	
Description	**Fee Amount**
Altered Animal	
1st Impound	$ 20.00
2nd Impound	$ 30.00
3rd Impound	$ 40.00
Unaltered Animal	
1st Impound	$ 30.00
2nd Impound	$ 40.00
3rd Impound	$ 50.00
Female in Season	
1st Impound	$ 30.00
2nd Impound	$ 50.00
3rd Impound	$ 70.00
Declared Vicious or Potentially Dangerous	
1st Impound	$ 50.00
2nd Impound	$ 75.00
3rd Impound	$ 100.00
Plus daily boarding fee - dogs/cats/fowl	$ 7.00
Plus daily boarding fee - swine/goats/other	$ 10.00
Transfer of Ownership Fee	$ 6.00
Replacement of Lost License Tag	$ 6.00

Kennels & Catteries License	
Description	**Fee Amount**
Class I Kennel (5 - 10 dogs)	
1 year license	$ 280.00
2 year license	$ 400.00
Class II Kennel (over 10 dogs)	
1 year license	$ 400.00
2 year license	$ 650.00
Class III Rescue Kennel (up to 10 dogs - all must be altered)	
1 year license	$ 160.00
2 year license	$ 220.00
Cattery	
1 year license	$ 200.00
2 year license	$ 260.00
Late License	50% of applicable one-year license fee

DESCRIPTION	SET FEE
Temporary Vendor Permit (Special Events only)	13.25 per day/ 39.75 max per event
Late Fee - Temporary Vendor Permit (Special Events only)	5.50 per vendor
Business License List	26.55
Change of Address	6.65
Name Change	6.65
Non-Approved Business License	Issue refund of license fees, less $35.00 processing fee.
New Ownership	New license fee
Replacement of Lost License	6.65
Vending Machine Tag	6.65 per machine
Flat Rate Fee Schedule (supersedes Gross Receipt Schedule)	110.75
State Fee SB 1186 per Business License	4.10 per year
Vehicle Tag (company vehicles with advertising used for the delivery of personal property or services)	6.65 per vehicle per year

FLAT RATE FEE SCHEDULE

Category I

Flat rate of 110.75 for gross receipts to 500,000.00

Over 500,000: flat rate plus incremental business license fee.

All business licenses are subject to the California state fee for SB 1186 of $4.00 in addition to the below fees.

Gross Receipts of Business		Incremental		
From	To	Business License Fee	Flat Fee	Total Fee
0.00	500,000.00	0.00	110.75	110.75
500,001.00	600,000.00	70.20	110.75	180.95
600,001.00	700,000.00	83.00	110.75	193.75
700,001.00	800,000.00	96.60	110.75	207.35
800,001.00	900,000.00	109.80	110.75	220.55
900,001.00	1,000,000.00	123.00	110.75	233.75
1,000,001.00	1,250,000.00	139.50	110.75	250.25
1,250,001.00	1,500,000.00	159.30	110.75	270.05
1,500,001.00	1,750,000.00	172.50	110.75	283.25
1,750,001.00	2,000,000.00	189.00	110.75	299.75
2,000,001.00	2,500,000.00	205.50	110.75	316.25
2,500,001.00	3,000,000.00	222.00	110.75	332.75
3,000,001.00	3,500,000.00	238.50	110.75	349.25
3,500,001.00	4,000,000.00	255.00	110.75	365.75

Over 4,000,000 = Flat fee plus 255 plus .0075% of gross receipts exceeding 4,000,000.

FLAT RATE FEE SCHEDULE

Category II

Flat rate of 110.75 for gross receipts to 500,000.00

Over 500,000: flat rate plus incremental business license fee.

All business licenses are subject to the California state fee for SB 1186 of $4.00 in addition to the below fees.

Gross Receipts of Business		Incremental		
From	To	Business License Fee	Flat Fee	Total Fee
0.00	500,000.00	0.00	110.75	110.75
500,001.00	600,000.00	118.60	110.75	229.35
600,001.00	700,000.00	136.20	110.75	246.95
700,001.00	800,000.00	153.80	110.75	264.55
800,001.00	900,000.00	171.40	110.75	282.15
900,001.00	1,000,000.00	189.00	110.75	299.75
1,000,001.00	1,250,000.00	211.00	110.75	321.75
1,250,001.00	1,500,000.00	237.00	110.75	347.75
1,500,001.00	1,750,000.00	255.00	110.75	365.75
1,750,001.00	2,000,000.00	277.00	110.75	387.75
2,000,001.00	2,500,000.00	299.00	110.75	409.75
2,500,001.00	3,000,000.00	321.00	110.75	431.75
3,000,001.00	3,500,000.00	343.00	110.75	453.75
3,500,001.00	4,000,000.00	365.00	110.75	475.75

FLAT RATE FEE SCHEDULE

Category III

Flat rate of 110.75 for gross receipts to 500,000.00

Over 500,000: flat rate plus incremental business license fee.

All business licenses are subject to the California state fee for SB 1186 of $4.00 in addition to the below fees.

Gross Receipts of Business		Incremental		
From	To	Business License Fee	Flat Fee	Total Fee
0.00	500,000.00	0.00	110.75	110.75
500,001.00	600,000.00	167.00	110.75	277.75
600,001.00	700,000.00	189.00	110.75	299.75
700,001.00	800,000.00	211.00	110.75	321.75
800,001.00	900,000.00	233.00	110.75	343.75
900,001.00	1,000,000.00	255.00	110.75	365.75
1,000,001.00	1,250,000.00	282.00	110.75	392.75
1,250,001.00	1,500,000.00	315.50	110.75	426.25
1,500,001.00	1,750,000.00	337.50	110.75	448.25
1,750,001.00	2,000,000.00	365.00	110.75	475.75

Over 2,000,000 = Flat fee plus 365 plus .02% of gross receipts exceeding 2,000,000.

FLAT RATE FEE SCHEDULE

Category IV

Flat rate of 110.75 for gross receipts to 500,000.00

Over 2,000,000 = Flat fee plus 550 plus .02% of gross receipts exceeding 2,000,000.

All business licenses are subject to the California state fee for SB 1186 of $4.00 in addition to the below fees.

Gross Receipts of Business		Incremental		
From	To	Business License Fee	Flat Fee	Total Fee
0.00	30,000.00	68.75	110.75	179.50
30,001.00	40,000.00	81.25	110.75	192.00
40,001.00	50,000.00	96.25	110.75	207.00
50,001.00	60,000.00	110.00	110.75	220.75
60,001.00	80,000.00	123.75	110.75	234.50
80,001.00	100,000.00	137.50	110.75	248.25
100,001.00	125,000.00	151.25	110.75	262.00
125,001.00	150,000.00	165.00	110.75	275.75
150,001.00	175,000.00	178.75	110.75	289.50
175,001.00	200,000.00	192.50	110.75	303.25
200,001.00	250,000.00	206.25	110.75	317.00
250,001.00	300,000.00	220.00	110.75	330.75
300,001.00	350,000.00	233.75	110.75	344.50
350,001.00	400,000.00	247.50	110.75	358.25
400,001.00	450,000.00	261.25	110.75	372.00
450,001.00	500,000.00	275.00	110.75	385.75
500,001.00	600,000.00	302.50	110.75	413.25
600,001.00	700,000.00	330.00	110.75	440.75
700,001.00	800,000.00	357.50	110.75	468.25
800,001.00	900,000.00	385.00	110.75	495.75
900,001.00	1,000,000.00	412.50	110.75	523.25
1,000,001.00	1,250,000.00	446.25	110.75	557.00
1,250,001.00	1,500,000.00	488.00	110.75	598.75
1,500,001.00	1,750,000.00	516.00	110.75	626.75
1,750,001.00	2,000,000.00	550.00	110.75	660.75

Borrower's Cards	
Description	**Fee Amount**
Replacement for lost/damaged card *	2.75

Library Special Services	
Description	**Fee Amount**
Interlibrary Loan (ILL)*	5.50
Unclaimed Holds*	0.80

Overdue Fines - All Materials	
Description	**Fee Amount**
Adult, per day *	0.25
Maximum *	5.50
All Media, per day*	0.25
All Media, maximum*	5.50
Lost item*	Full Cost + $10 non-refundable handling fee
Library of Things, per day*	0.25
Library of Things, Maximum*	5.50

Damaged/Lost	
Description	**Fee Amount**
Bar Code or RFID*	2.20
Recorded Books/CDs*	11.05 per piece
CD or DVD Case*	7.75 per case
Book/CD Kits*	38.75 per kit
Library of Things Cleaning Fee*	5.50 per item

Printing and Photocopying	
Description	**Fee Amount**
Black & white (per page)*	0.25
Color (per page)*	0.80
3D printing per gram*	0.15

Facility Rental Fees	
Description	**Fee Amount**
Community Room	
Resident Private/Political/Religious/Commercial*	Deposit: 300.00; 121.80 per hour rental rate
Non Resident Private/Political/Religious/Commercial*	Deposit: 300.00; 177.20 per hour rental rate
Non-Profit*	Deposit: 300.00; 33.20 per hour rental rate
Community Room and Garden	
Resident Private/Political/Religious/Commercial*	Deposit: 300.00; 221.50 per hour rental rate
Non Resident Private/Political/Religious/Commercial*	Deposit: 300.00; 332.25 per hour rental rate
Non-Profit*	Deposit: 300.00; 55.35 per hour rental rate
Piano Use*	33.20 per rental
Kitchen Use*	103.20 deposit
Community Room Required Insurance Coverage*	100,000.00
Event Security for events where alcohol is consumed *	148.40 per officer per hour

Notary Services	
Notary Public Services*	15.00 per signature

Miscellaneous Fees	
Description	**Fee Amount**
Mending (pages, spines, pen/pencil marks, etc.) *	3.30 per mending
Tote Bag*	5.50
Pencils*	0.25
Lost Item*	Full Cost + $10 non-refundable handling fee
Study Room Reservations*	5.50

Passport Fees	
Description	**Fee Amount**
Passport execution fee	35.00
First-time adult passport book application fee	130.00
First-time adult passport card application fee	30.00
First-time adult passport book and card application fee	160.00
Minor passport book application fee (under 16)	100.00
Minor passport card application fee (under 16)	15.00
Minor passport card and book application fee (under 16)	115.00
Passport photo fee	15.00 per photo

DESCRIPTION		
Recreation Programming		
(Beginning and Advanced Ballet, Jazz/Tap, Adult Dance, Ballroom Dance, Basketball Skills, T-Ball Skills, Soccer Skills, Football Skills, Youth & Family Bowling, Brighter Beginnings, CPR/First Aid, Dog Obedience, Tiny Tots Gymnastics, Gymnastics - Levels I-V, Hip Hop Tumblers, Riding Horsemanship, Horse Camp, Beginning/Intermediate/Advanced Karate, Preschool Dance, Senior Exercise, Summer Camp, Tap Dance, Beginning & Intermediate Tennis, Water Exercise, Yoga, swimming lessons, etc.)		
	Resident Fee	**Non-Resident Fee**
Instructor Led Classes	Rate set by instructor	Rate set by instructor
Fees include actual costs (i.e. instructors, materials, supplies) plus 30% overhead for Staff and Facilitiy Use	Varies by Class	Varies by Class
Staff Led Programming		
All programming that is led by recreation staff including, but not limited to, youth programs, adult programs, senior programs, city-run adult sports leagues, ranger rap, etc. Session duration is dependent on the program and can be for a single day/event, weekly, or monthly. Additional excursions that may be provided during programming is optional and are not included in the fees below unless exclusively stated at time of sign-up.		
	Minimum	**Maximum**
Youth Programming, per session	110.75	221.50
Ranger Rap, per session	1.10	4.40
Adult Recreation Programs, per class	2.20	33.20
Adult Sports Leagues, per session	265.60	719.50
Adult Sports Leagues Non-Resident Fee, per player, per session	88.40	110.50

PARK AND FACILITY USAGE		
All fees and reservations pertaining to city park and city facility rentals and/or usage. Park locations for events and rentals will be approved upon request as not all parks have the capacity of certain types of events.		
Park & Facility Usage Security Deposit	**Minimum**	**Maximum**
Refundable deposit, dependent on size of event and facilities required.	100.00	1,500.00
Parks Reservation Fee*	**Resident Fee**	**Non-Resident Fee**
Equestrian Park		
Large Arena	33.20 per hour/ 221.50 per day	49.80 per hour/ 332.25 perday
Large Arena, Non-profit	16.60 per hour/ 110.75 per day	25.45 per hour/ 166.10 per day
Small Arena/Dressage Arena	22.15 per hour/ 138.45 per day	33.20 per hour/ 204.90 per day
Small Arena/Dressage Arena, Non-profit	11.05 per hour/ 69.75 per day	16.60 per hour/ 103.00 per day
Barn/House	16.60 per hour/ 110.75 per day	27.65 per hour/ 166.10 per day
Barn/House, Non profit	8.85 per hour/ 55.35 per day	14.40 per hour/ 83.05 per day
Pipe Stable Rental Fee	11.05 per day per stall	11.05 per day per stall
Garden	221.50 per day	332.25 per day
Garden, Non-profit	110.75 per day	166.10 per day
Park Open Grass One-Time Event (Large Scale Reservation)		
Non-profit group (Monday-Thursday, per hour)	55.35	88.60
Non-profit group (Friday-Sunday, per hour)	110.75	166.10

Parks Reservation Fee Continued	Resident Fee	Non-Resident Fee
Park Open Grass One-Time Event Reservation		
Monday-Thursday, per reservation	55.35	88.60
Friday-Sunday, per reservation	110.75	138.45
Potential Associated Rental Fees		
Inflatable Party Jump	11.05 per booking	11.05 per booking
Park Rental (non CSD Sponsored Classes)	44.30 per hour	44.30 per hour
Tractor Service per hour	44.30	44.30

Shade Shelters	Resident Fee	Non-Resident Fee
Los Alamos Hills Sports Park		
Large Shelter at LAHSP (Monday-Thursday, 5 hours max)	55.35	110.75
Large Shelter at LAHSP (Friday-Sunday, 5 hours max)	88.60	138.45
All others		
Per reservation (Monday-Thursday, 5 hours max)	38.75	77.50
Per reservation (Friday-Sunday, 5 hours max)	55.35	88.60
Each Additional Hour over 5 hours	5.50 each hour	8.85 each hour

Other Park Amenities*		
Skate Park Facility Rental	**Resident/Non-Profit Fee**	**Non-Resident/For Profit Fee**
Skate Park Private Rental (Resident/Non-Profit), hourly	132.90	157.25
Skate Park Usage Equipment Rental	1.10 minimum -2.20 maximum	1.10 minimum -2.20 maximum
Sports Field Reservations	**Resident/Non-Profit Fee**	**Non-Resident/For Profit Fee**
Sports Field Usage Fee, per field, per hour	27.65	33.20
Sports Field Usage Fee, per field, per day	166.10	249.20
Lights, required for all reservattions	Actual Cost	Actual Cost
Court/Track Rentals	**Resident/Non-Profit Fee**	**Non-Resident/For Profit Fee**
Tennis/Pickleball Court Rental	2.75 per hour (max 4 bookings)	5.50 per hour (max 4 bookings)
R/C Track Rental	110.75 per hour	166.10 per hour
Other Park Fees	**Resident Fee**	**Non-Resident Fee**
Basketball Court Tournament Fees	22.15 per hour/110.75 per day	27.65 per hour/193.8 per day
Snack Bar Usage	No Cost (Murrieta Organization)	22.15 per day (Non-Murrieta Orgnzation)
Snack Bar Electricity	Actual Cost as billed by Edison	Actual Cost as billed by Edison
Ball Field Stadium Lighting	22.15 per hour	44.30 per hour
Tennis/Basketball/Pickleball Court Lighting	11.05 per hour	22.15 per hour
Concession Stand Re-Key Fee	Actual Cost	Actual Cost
Special Field Preparation Fees (not covered in maintenance contract for park facilities)	Actual Cost	Actual Cost

Youth Center	Resident/MVUSD Student Fee	Non-Resident/Non-MVUSD Student Fee
Annual Membership/ID Card	33.20	44.30
Lost/Stolen/Replacement ID Card	1.10	1.10

Senior Center	Resident Fee	Non-Resident Fee
Annual Fitness enter Membership	27.65	33.20
Lost/Stolen/Replacement ID Card	1.10	1.10

Faciliy Reservation Fees*		
Alderwood, Youth Center, and Community Center		
Non-profit hourly	110.75	166.10
Private party hourly	166.10	332.25
Staff (if required)	Actual Cost	Actual Cost
Community Center Annex		
Hourly	55.35	88.60
Non-Profit group	27.65 per hour	44.30 per hour
Staff (if required)	Actual Cost	Actual Cost
Other Rental Charges		**Fee Amount**
Kitchen (per rental)		138.45
Outside Material Rentals (linens, additional tables, ect.)		Actual Cost + 10% admin fee
Computer Lab		138.45
Refuse fee (parties of 200 or more)		83.05
Cleaning Service Fee		Actual Cost
Staff time for clean up (per hour)		234.80
Photography Permit (Proof of Murrieta Business License and Insurance Provisions required.)		84.20
Insurance		Actual Cost
Late fee charge (if balance not paid in full 10 business days prior to rental)		110.75
Cancellation (0-4 days)		50% of deposit
Cancellation (5-10 days)		25% of deposit
Downtown Sound System Use Fee, per day		110.75
Downtown Sound System Staff time per hour (2 hr minimum)		243.65
Audio/Visual Equipment Rental, per day Community Center, Youth Center)		83.05
Audio/Visual Equipment Rental, per day (Alderwood)		138.45

Refunds
Refunds under $10.00 will be held on account for one full year. If no activity is recorded on the account the refund will be retained by the City.

Swimming Pool Passes	Resident Fee	Non-Resident Fee
Daily Pass (Individual) (Age 1 - 12)	1.10 minimum - 3.30 maximum	3.30 minimum - 6.65 maximum
Daily Pass (Individual) (Age 13+)	2.20 minimum - 4.40 maximum	3.30 minimum - 6.65 maximum
Punch Pass, per month	22.15 minimum - 66.45 maximum	44.30 minimum - 132.90 maximum
Swimming Lessons (by City staff)	55.35	66.45

Pool Rental During Non-Public Hours	Resident Fee	Non-Resident Fee
Pool Party Zone (Only During Public Swim Hours - 5 hour reservation)	27.65 per reservation	55.35 per reservation
1-20 participants (2 Lifeguards needed)	166.10 per hour	209.30 per hour
Additional Lifeguard for every 10 additional participants	22.15 per hour	27.65 per hour

Special Events/Programs	Resident Fee
Programming wristbands	0 minimum - 44.30 maximum
Parade fees	0 minimum - 44.30 maximum
City event vendors	0 minimum - 443.00 maximum
Activity wristband	0 minimum - 22.15 maximum
Application Fee	738.00
Permit issuance fee	769.75

Equipment Sales	Fee Amount
Point of sale fee	Actual Cost

Youth Sports Leagues		
Field Overhead Fees per Season	**Resident Fee**	**Non-Resident Fee**
Soccer, Baseball, Softball, Volleyball, Lacross, Flag Football	71.95 per team	105.20 per team
Football	238.10 per team	348.85 per team
Basketball	27.65 per team	38.75 per team
Travel Ball day use, in addition to reservation fee	11.05 per day	22.15 per day
Non-resident Players	N/A	additional 11.05 per player

In Honor of	Fee Amount
Living Tree	Actual Cost
Honor Bench	Actual Cost
Military Banners	25.00

Note
* If facilities listed are inoperable, fees associated with the facility usage will not be collected, and the facility cannot be used.

Electric Vehicle Charging Fee	Fee Amount
Electric Vehicle Charging	0.29 per kWh

Miscellaneous Building Permit Fees	Fee Amount
GIS Processing Fee	5.54
Record Retention 11x17 and smaller	1.11 per page
Record Retention plan size	2.22 per page

Documents/Services	Fee Amount
Certified Documents - per certification/verification of residency/notary service (state law)	15.00 Per Document
City Records on CD/DVD	5.50 each
City Records on Flashdrive	11.05 each (up to 16 GB)
Documents, Reports, Specifications, etc.	Actual Printing Cost
Fax Transmittals (except agendas)	2.20 per page
PDF files/records (e-mailed)(10 pages max)	No Charge up to 10 pages (over 10 pages requires CD)
Subpoena for Records (State Law)	15.00 plus cost for copies
Subpoena for Appearance (State Law)	275.00 Deposit

Community Facilities District Formation	Deposit Amount
Facilities	50,000.00-70,000.00
Safety Services	15,000.00
Maintenance	15,000.00

Geographic Information Services	Fee Amount
Pre-fabricated Maps (in inches)	
Size E (34x44 or 36x40)	56.45 each
Size D (22x34)	56.45 each
Size C (17x22)	56.45 each
Size A (8.5x11) and B (11x17)	56.45 each

Photocopies Per Page (except Library)	Fee Amount
8 1/2" x 11" and/or 8 1/2" x 14"	
Per page black & white	0.55
Per page color	0.80
*FPPC documents as statutorily defined	0.10
11"x17"	
Per page black & white	1.11
Per page color	1.65
Larger than 11"x17"	
Black and White	1.10
Color	1.65
18” wide paper	2.75 per linear foot
36” wide paper	4.15 per linear foot

Solicitors Permits	Fee Amount
ID Cards - each individual	16.60
License - each individual	55.35
Fingerprint - each individual	See Police Fee Schedule
Background Check - each individual as determined by police	See Police Fee Schedule
Business License - each organization	See Business License Fee Schedule

Subscription to City Council Agendas	Fee Amount
Regular and Special Meetings	
Mailed - Annual	99.65
Faxed - Annual	73.10
Mailed wish SASE provided - Annual (Regular Meetings Only)	46.50

Subscription to City Council Minutes	Fee Amount
Regular Meetings Only	
Picked up at City Hall (annual)	73.10
Special Meetings	
Picked up at City Hall (annual)	33.20
Postage if both are mailed	32.10

Miscellaneous Fees	Fee Amount
Copy of Development Code	49.80
Postage and Handling	Actual Cost of Postage
Returned Check Fee	25.45
Self-Haul Trash Permit - Annual	91.90
Candidate Filing Fee	27.65
Credit Card Convenience Fee, percentage of transaction	2.9%
Third-Party Service Fees	Actual Cost

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Summary of Kangaroo Rat Habitat

Agency: Riverside County Habitat Conservation Agency Last update: 8/20/96 Ordinance: 165-96

Collected prior to issuance of Grading Permit or Building Permit

Residential lots greater than 1/2 acre	$ 250.00 per lot
Residential lots less than 1/2 acre	$ 500.00 per gross ac.
All others	$ 500.00 per gross ac.
Administrative Fee	$ 4.00 per unit or per permit
Note: 75% Reduction for nonprofit entities.	

Summary of Area Drainage

Agency: County of Riverside Last update: 6/10/08 Resolution: 80-244

Collected prior to issuance of Grading Permit or Building Permit

	Type A (Non-Residential Lots & Residential Lots Less than 1 acre)	Type B (Residential Lots 1 ac. Or More)
Murrieta Valley	$ 4,139.00 per gross ac.	$ 4,139.00 per lot
Temecula Valley	$ 2,291.00 per gross ac.	$ 2,291.00 per lot
Santa Gertrudis Valley	$ 1,179.00 per gross ac.	$ 1,179.00 per lot
Warm Springs Valley	$ 677.00 per gross ac.	$ 677.00 per lot
Administrative Fee	$ 4.00 per unit or per permit	

Summary of TUMF - Transportation Uniform Mitigation Fee

Agency: Western Riverside Council of Governments

Effective Date: March 22, 2010

Collected by WRCOG prior to Issuance of Building Permit

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Summary of MSHCP - Multiple Species Habitat Conservation Plan

Agency: Western Riverside County Regional Conservation Authority

Effective: July 1, 2025 – June 30, 2026

Collect prior to issuance of Grading Permit or Building Permit

Residential, density < 8.0 d.u.'s per acre	4,486.00 per d.u.
Residential, density 8.0 - 14.1 d.u.'s per acre	1,870.00 per d.u.
Residential, density >14.1 d.u.'s per acre	827.00 per d.u.
Commercial	20,191.00 per acre
Industrial	20,191.00 per acre
Administration Fee	4.00 per unit or per permit

Summary of BUILDING STANDARDS ADMINISTRATION SPECIAL REVOLVING FUND

Agency: California Building Standards Commission Ordinance 358-06

Effective Date: January 01, 2009 Resolution:08-2005

Collected prior to Issuance of Building Permit

Permit Valuation	Fee
$1 - 25,000	1.00
$25,001 - 50,000	2.00
$50,001 - 75,000	3.00
$75,001 - 100,000	4.00
Every $25,000 or faction thereof above $100,000	Add 1.00

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Strong Motion Instrumentation and Seismic Hazard Mapping Fee (SMIP)

Agency: State of California Department of Conservation - Resources Agency Division of Mines and Geology

Category 1 Construction * (1 to 3 Story Residential)

Method 1. The fee amount can be calculated from the permit valuation amount using the formula:

(Valuation Amount) x 0.0001 = Fee Amount

Method 2. As an alternative to Method 1, the fee for a given valuation can be calculated using the following table, as illustrated below;

Valuation	Fee	Valuation	Fee	Valuation	Fee	Valuation	Fee	Valuation	Fee
0-100	0.01	1,000	0.13	10,000	1.30	100,000	13.00	1,000,000	130.00
200	0.03	2,000	0.26	20,000	2.60	200,000	26.00	2,000,000	260.00
300	0.04	3,000	0.39	30,000	3.90	300,000	39.00	3,000,000	390.00
400	0.05	4,000	0.52	40,000	5.20	400,000	52.00	4,000,000	520.00
500	0.07	5,000	0.65	50,000	6.50	500,000	65.00	5,000,000	650.00
600	0.08	6,000	0.78	60,000	7.80	600,000	78.00	6,000,000	780.00
700	0.09	7,000	0.91	70,000	9.10	700,000	91.00	7,000,000	910.00
800	0.10	8,000	1.04	80,000	10.40	800,000	104.00	8,000,000	1,040.00
900	0.12	9,000	1.17	90,000	11.70	900,000	117.00	9,000,000	1,170.00

The fee amount can be obtained by breaking the Evaluation amount into parts and using the entries in this table.

Note:

1 The minimum fee is 50 cents, so the fee for any valuation up to $ 3,850 is simply 50 cents.

2 Category 1 construction includes residential buildings 1 to 3 stories in height, except hotels and motels. Single family houses, duplexes and quadruplexes are in Category 1. Condominiums and apartment buildings are in Category 1 only if they are 3 stories or less in height.

3 A "building" is defined as a structure built for the support, shelter or enclosure of people, animals or property.

Strong Motion Instrumentation and Seismic Hazard Mapping Fee (SMIP)

Category 2 Construction * (Over 3 Story Residential and all Commercial)

Method 1. The fee amount can be calculated from the permit valuation amount using the formula:

(Valuation Amount) x 0.00021 = Fee Amount

Method 2. As an alternative to Method 1, the fee for a given valuation can be calculated using the following table, as illustrated below;

Valuation	Fee	Valuation	Fee	Valuation	Fee	Valuation	Fee	Valuation	Fee
0-100	0.03	1,000	0.28	10,000	2.80	100,000	28.00	1,000,000	280.00
200	0.06	2,000	0.56	20,000	5.60	200,000	56.00	2,000,000	560.00
300	0.08	3,000	0.84	30,000	8.40	300,000	84.00	3,000,000	840.00
400	0.11	4,000	1.12	40,000	11.20	400,000	112.00	4,000,000	1,120.00
500	0.14	5,000	1.40	50,000	14.00	500,000	140.00	5,000,000	1,400.00
600	0.17	6,000	1.68	60,000	16.80	600,000	168.00	6,000,000	1,680.00
700	0.20	7,000	1.96	70,000	19.60	700,000	196.00	7,000,000	1,960.00
800	0.22	8,000	2.24	80,000	22.40	800,000	224.00	8,000,000	2,240.00
900	0.25	9,000	2.52	90,000	25.20	900,000	252.00	9,000,000	2,520.00

The fee amount can be obtained by breaking the Evaluation amount into parts and using the entries in this table.

Note:

1 The minimum fee is 50 cents, so the fee for any valuation up to $ 1,786 is simply 50 cents.

2 Category 2 includes all buildings not in Category 1. For Example, Category 2 includes residential buildings over 3 stories, all office buildings, warehouses, factories and other manufacturing or processing facilities, restaurants, and other non-residential buildings. construction includes residential buildings 1 to 3 stories in height, except hotels and motels. Single family houses, duplexes and quadruplexes are in Category 1. Condominiums and apartment buildings are in Category 1 only if they are 3 stories or less in height.

3 A "building" is defined as a structure built for the support, shelter or enclosure of people, animals or property.

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Summary of Development Impact Fees

(Fees per Residential Dwelling Unit or Office/Commercial/Industrial Square Foot) Last updated:7/1/2025 Resolution: 25-4827

	Single Family	Multi-Family	Office	Commercial	Industrial
	Use (S.F)	Use (S.F)	Use (S.F)	Uses (S.F)	Uses (S.F.)
Law Enforcement	0.41	0.56	1.99	1.25	0.65
Fire Protection	0.29	0.40	3.09	1.92	1.02
Streets & Minor Bridges & Culverts	2.48	3.78	7.96	9.17	2.59
Traffic Signals	0.22	0.35	0.72	0.84	0.24
Storm Drainage	0.16	0.30	0.10	0.21	0.26
General Facilities	0.47	0.64	0.36	0.22	0.11
Park Facilities	5.10	6.91	No Fee	No Fee	No Fee
Community Center	0.12	0.17	No Fee	No Fee	No Fee
Public Library	0.18	0.24	No Fee	No Fee	No Fee
Total Development Impact	9.42 per S.F.	13.35 per S.F.	14.22 per S.F.	13.62 per S.F.	4.88 per S.F.

Downtown Application Reduction Fee

Resolution No. 18-3910 established the Application Fee Reduction Program for Downtown Murrieta to encourage future development in the area consistent with the Downtown Murrieta Specific Plan. The Program reduces application fees for building and discretionary permits that are issud by the Planning, Building & Safety, and Engineering Divisions within the City. The types of applications eligible for fee reductions include Development Plans, Conditional Use Permits and Tentative Maps for Planning, and Plan Check applications for Building and Engineering. The fee reduction of application fees is based on land use type as follows:

Downtown Application Reduction Program	
Type of Land Use	**Reduction**
Rural and Single - Family	5%
Multi-Family	15%
Commercial, Office, and Mixed Use	30%

Downtown Development Impact Fee Reduction Fee Reduction Fee

Resolution No. 18-3909 established the Downtown Development Impact Fee Reduction Program for the Downtown Murrieta Specific Plan to encourage investment and new development in the area.The fee reduction of development impact fees is based on land use type as follows:

Downtown Development Impact Fee Reduction Programs	
Type of Land Use	**Reduction**
Rural and Single - Family	5%
Multi-Family	15%
Commercial, Office, and Mixed Use	30%

Tiered Development Impact Fee for Commercial Lodging Land Uses

Resolution No. 25-4827 established the Tiered Development Impact Fee for Commercial Lodging Land Uses Excluding Time Shares, Short-Term Vacation Rentals and Properties Under Fractional Ownership to encourage hotels to develop in Murrieta. Hotels pay development impact fees (DIF) based on their AAA Diamon Rating System as follows:

Tiered Development Impact Fee for Commercial Lodging Land Uses	
Type of Land Use	**DIF Fee**
Category IV (AAA Five Diamond Rating)	0%
Category III (AAA Four Diamond Rating)	25%
Category II (AAA Three Diamond Rating)	50%
Category I (AAA Approved Rating):	75%

EXHIBIT 2

Summary of Changes Other than CPI

FY 27 Summary of Changes Other than CPI

Building and Safety

1. **Garage – New Plan Check and Inspection (pg. 20):** Add a square footage escalator for garages exceeding 1,501 SF to account for the additional staff time needed to complete these activities. The proposed cost is in line with the Carport per-square-foot cost for exceeding 500 square feet. This cost was calculated by dividing the up to 500 SF cost by 500 SF. Using this methodology, the proposed cost is lower than the per-square-foot calculation for the Garage - New.
2. **Carport Building Plan Check and Inspection (pg.21):** was written as 32.20 and 90.15 per square foot, respectively. This cost was originally calculated per 100 square feet and should be $0.32 and $0.90 per square foot, as Building and Safety has been charging. This correction clarifies that these numbers are in cents and not dollars.
3. **Solar (pg.24):** Solar permit fees are assessed in accordance with California Government Code § 66015. Separate permits and fees are required for structural work and non-solar systems associated with solar installations, including carports, ground-mounted support systems, exterior lighting, and electric vehicle (EV) charging equipment, regardless of whether such work or systems are installed solely to support or serve the solar installation.
    a. Language is to be added to clarify that additional work may be required to complete the solar permit and to reference the applicable government code
4. **Permit with Planning Approval (pg. 28):** Change Building Inspection to Actual cost to be in line with the other building inspection fees.
5. **Citywide Hourly Rates (pg. 2):** Add new position Development Review Coordinator.
6. **Project Review Coordination Service Deposit (pg. 26):** Add fee for new service.

Engineering

1. **Citywide Hourly Rates (pg. 2):** Add Senior Civil Engineer and Civil Engineering Assistant to be able to charge for these newer positions.
2. **Haul Permit Security Deposit (pg. 31):** Remove this fee. This fee was intended to be used if a hauling contractor dumped a load on the street and failed to pick it up. This deposit is collected but has never been used to clean up the mess, and the deposit is fully refunded. Haul permits are issued only for active grading permits, so the City can have the mess cleaned, if necessary, through the grading bond. Because this deposit is never used as a fee and is refundable, it is currently using up staff time with nothing in return.

Planning

1. **Add In-lieu Parking Fee (pg. 38):** This fee was adopted with Resolution 19-4053 as an amendment to the Fiscal-Year 2018-2019 Fee Schedule but was never added to the Fee Schedule document.
2. **Street Names (pg. 39):** Add back part of the fee name that was inadvertently omitted on the last update.
3. **Add Revolving Loan Fee (pg. 39):** Add an application fee and loan origination fee. These fees are related to the Revolving Loand Fund program that is to provide early-stage financing for affordable housing units in the city of Murrieta.
4. **Tentative Maps (pg. 40):** Revise which footnotes are applicable on several fees.

Fire

1. **Misc. Fees (pg. 44):** Change the fees below to be consistent with Engine Company Standby hourly, per engine, since they were calculated using the same staff for the hourly charge.
    a. Lift Assist Home Care Facility
    b. Drunk Driving Accident Cost Recovery
2. **Misc. Fees (pg. 44):** Revise language from "Drunk Driving Accident Cost Recovery" to "Impaired Accident Cost Recovery to include all types of impairment. Revise language from Update "Medic Patrol Standby, per engine" to "Medic Patrol Standby, per apparatus", to accurately reflect the use of fire vehicles not classified as engines.
3. **Misc. Fees (pg. 44):** Add Truck Company Fee for the ladder truck, which is like Engine Company Standby but needs an additional firefighter.
4. **Add Expedite Plan Check Fee (pg. 44):** Building has one for 50% of the plan check fee, so the fee was established the same.
5. **Permits (pg. 45):** Remove "residential" from "Fire Alarm Permit – Residential and Commercial - per year". We don't currently charge for residential fire alarm permits.
6. **Add Section for Without Necessary Permits Fees (pg. 48):** Fee is already established in MMC 15.24.060.
7. **Add section for Violation Penalties (pg. 48):** from MMC 15.24.120

Police

1. **Civil Subpoena Deposit (pg. 49):** Changed from $150 to $275 to be consistent with Government Code 68097.2(b) and the same fee in the Miscellaneous section.

Parks and Recreation

1. **Instructor-led classes (pg. 59):** The fee in the current fee schedule is a large range that we are proposing to change to "Instructor sets the rate" as that is how the amount is currently set.
2. **Citywide hourly rates (pg. 2):** Add Fully Burdened Hourly Rates for Senior Recreation Supervisor and Senior Recreation Coordinator. The positions were recently added. Remove Special Events Coordinator. Senior Recreation Supervisor replaced it.
3. Reorganized the entire Parks and Recreation section to be more cohesive. All fees remained the same; they were just grouped/presented differently.

Miscellaneous

1. **Electrical Vehicle Charging (pg. 64):** Increasing rate more than CPI. The city is not recovering enough costs based on the original projection. A revised cost analysis was prepared to change the fee from $0.23 per kWh to $0.29 per kWh.
2. **Community Facilities Districts (pg. 64):** Turn the Community Facilities District Formation deposit into three separate fees and increase based on various actual costs

Downtown Application Fee

1. **Add Development Impact Fee to Reduction (pg. 71):** Resolution No. 18-3909 approved the Downtown Development Impact Fee Reduction Program, which went along with the Downtown Application Fee Reduction Program that was already in the fee schedule. Language was added to the fee schedule to include development impact fees, which were approved for reduction at the same rate as application fees.

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
1	Plan Check				
2	Building Official	160.99	hour	$166.14	$5.15
3	Sr. Plans Examiner	106.25	hour	$109.65	$3.40
4	Development Services Technician	81.57	hour	$84.18	$2.61
NEW	Development Review Coordinator	NEW	hour	$122.59	NA
5	Inspection				
6	Building Inspector III	96.59	hour	$99.68	$3.09
7	Development Services Technician	81.57	hour	$84.18	$2.61
8	Building Inspector Supervisor	134.16	hour	$138.45	$4.29
9	Certificate of Occupancy				
10	Processing of Certificate of Occupancy (To Be added to a Tenant Improvement or Dwelling)	67.61		$69.78	$2.16
11	Inspection for Certificate of Occupancy	150.25		$155.06	$4.81
12	Record Retention/Copies				
13	11x17 and smaller	1.07	page	$1.11	$0.03
14	Plan Size	2.15	page	$2.22	$0.07
15	Copies - 8 1/2 x 11 & 8 1/2 x 14 B&W	0.27	page	$0.28	$0.01
16	Copies - 8 1/2 x 11 & 8 1/2 x 14 Color	0.54	page	$0.55	$0.02
17	Copies - 11x17 B&W	0.54	page	$0.55	$0.02
18	Copies - 11x17 Color	1.07	page	$1.11	$0.03
19	Other Fees				
20	HCD Processing Fee - State Required Fee - "Pass Through"	11.00	transportable unit	$11.00	$0.00
21	Precise Grading for Site Compliance up to 3 Buildings	426.08		$439.71	$13.63
22	Precise Grading for Site Compliance each add'l Building	106.25		$109.65	$3.40
	Building Dept Mandated Training	3.22		$3.32	$0.10
23	Commercial New Shell				
24	Plan Check - BLDG				
25	1 - 5,000 sq. ft.	1,002.41		$1,034.49	$32.08
26	5,001 - 10,000 sq. ft.	1,740.81		$1,796.51	$55.71
27	10,001 - 15,000 sq. ft.	2,614.43		$2,698.09	$83.66
28	15,001 - 20,000 sq. ft.	3,109.20		$3,208.69	$99.49
29	20,001 - 25,000 sq. ft.	3,850.81		$3,974.04	$123.23
30	25,001 - 30,000 sq. ft.	4,596.72		$4,743.81	$147.09
31	30,001 - 50,000 sq. ft.	5,398.43		$5,571.18	$172.75
32	50,001 + sq ft	0.11	per sq. ft	$0.11	NA
33	Plan Check - PLN				
34	1 - 5,000 sq. ft.	349.88		$361.07	$11.20
35	5,001 - 10,000 sq. ft.	349.88		$361.07	$11.20
36	10,001 - 15,000 sq. ft.	349.88		$361.07	$11.20
37	15,001 - 20,000 sq. ft.	349.88		$361.07	$11.20
38	20,001 - 25,000 sq. ft.	349.88		$361.07	$11.20
39	25,001 - 30,000 sq. ft.	408.91		$421.99	$13.09
40	30,001 - 50,000 sq. ft.	408.91		$421.99	$13.09
41	50,001 + sq ft	466.86		$481.80	$14.94
42	Plan Check - FIRE				
43	1 - 5,000 sq. ft.	129.86		$134.02	$4.16
44	5,001 - 10,000 sq. ft.	174.94		$180.54	$5.60
45	10,001 - 15,000 sq. ft.	218.94		$225.95	$7.01
46	15,001 - 20,000 sq. ft.	264.02		$272.47	$8.45
47	20,001 - 25,000 sq. ft.	308.02		$317.88	$9.86
48	25,001 - 30,000 sq. ft.	353.10		$364.40	$11.30
49	30,001 - 50,000 sq. ft.	442.18		$456.33	$14.15
50	50,001 + sq ft	578.48		$596.99	$18.51
51	4+ stories	973.44		$1,004.58	$31.15

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
52	55+ feet tall	973.44		$1,004.58	$31.15
53	Plan Check - FIRE Consultant				
54	1 - 5,000 sq. ft.	548.43		$565.98	$17.55
55	5,001 - 10,000 sq. ft.	548.43		$565.98	$17.55
56	10,001 - 15,000 sq. ft.	602.09		$621.36	$19.27
57	15,001 - 20,000 sq. ft.	602.09		$621.36	$19.27
58	20,001 - 25,000 sq. ft.	698.68		$721.04	$22.36
59	25,001 - 30,000 sq. ft.	698.68		$721.04	$22.36
60	30,001 - 50,000 sq. ft.	698.68		$721.04	$22.36
61	50,001 + sq ft	698.68		$721.04	$22.36
62	4+ stories	698.68		$721.04	$22.36
63	55+ feet tall	698.68		$721.04	$22.36
64	Inspection - BLDG				
65	1 - 5,000 sq. ft.	1,673.19		$1,726.73	$53.54
66	5,001 - 10,000 sq. ft.	2,964.31		$3,059.17	$94.86
67	10,001 - 15,000 sq. ft.	4,347.72		$4,486.85	$139.13
68	15,001 - 20,000 sq. ft.	5,649.57		$5,830.36	$180.79
69	20,001 - 25,000 sq. ft.	6,950.35		$7,172.76	$222.41
70	25,001 - 30,000 sq. ft.	8,252.20		$8,516.27	$264.07
71	30,001 - 50,000 sq. ft.	9,653.86		$9,962.78	$308.92
72	50,001 + sq ft	0.19	per sq. ft	$0.20	$0.01
73	Inspection - PLN				
74	1 - 5,000 sq. ft.	232.89		$240.35	$7.45
75	5,001 - 10,000 sq. ft.	232.89		$240.35	$7.45
76	10,001 - 15,000 sq. ft.	291.92		$301.26	$9.34
77	15,001 - 20,000 sq. ft.	291.92		$301.26	$9.34
78	20,001 - 25,000 sq. ft.	349.88		$361.07	$11.20
79	25,001 - 30,000 sq. ft.	408.91		$421.99	$13.09
80	30,001 - 50,000 sq. ft.	408.91		$421.99	$13.09
81	50,001 + sq ft	466.86		$481.80	$14.94
82	Inspection - FIRE				
83	1 - 5,000 sq. ft.	218.94		$225.95	$7.01
84	5,001 - 10,000 sq. ft.	264.02		$272.47	$8.45
85	10,001 - 15,000 sq. ft.	308.02		$317.88	$9.86
86	15,001 - 20,000 sq. ft.	353.10		$364.40	$11.30
87	20,001 - 25,000 sq. ft.	397.10		$409.81	$12.71
88	25,001 - 30,000 sq. ft.	442.18		$456.33	$14.15
89	30,001 - 50,000 sq. ft.	531.26		$548.26	$17.00
90	50,001 + sq ft	397.10		$409.81	$12.71
91	4+ stories	795.28		$820.72	$25.45
92	55+ feet tall	1,151.59		$1,188.45	$36.85
93	Commercial Add/Alt Major Tenant Improvement				
94	Plan Check - BLDG				
95	1 - 5,000 sq. ft.	914.41		$943.67	$29.26
96	5,001 - 10,000 sq. ft.	1,316.87		$1,359.01	$42.14
97	10,001 - 15,000 sq. ft.	2,028.44		$2,093.35	$64.91
98	15,001 - 20,000 sq. ft.	2,723.90		$2,811.07	$87.16
99	20,001 - 25,000 sq. ft.	3,415.07		$3,524.35	$109.28
100	25,001 - 30,000 sq. ft.	4,107.32		$4,238.75	$131.43
101	30,001 - 50,000 sq. ft.	4,853.22		$5,008.53	$155.30
102	50,001 + sq ft	0.10	per sq. ft	$0.10	$0.00
103	Plan Check - PLN				
104	1 - 5,000 sq. ft.	232.89		$240.35	$7.45
105	5,001 - 10,000 sq. ft.	232.89		$240.35	$7.45
106	10,001 - 15,000 sq. ft.	291.92		$301.26	$9.34

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
107	15,001 - 20,000 sq. ft.	349.88		$361.07	$11.20
108	20,001 - 25,000 sq. ft.	349.88		$361.07	$11.20
109	25,001 - 30,000 sq. ft.	349.88		$361.07	$11.20
110	30,001 - 50,000 sq. ft.	408.91		$421.99	$13.09
111	50,001 + sq ft	408.91		$421.99	$13.09
112	Plan Check - FIRE				
113	1 - 5,000 sq. ft.	174.94		$180.54	$5.60
114	5,001 - 10,000 sq. ft.	218.94		$225.95	$7.01
115	10,001 - 15,000 sq. ft.	264.02		$272.47	$8.45
116	15,001 - 20,000 sq. ft.	308.02		$317.88	$9.86
117	20,001 - 25,000 sq. ft.	353.10		$364.40	$11.30
118	25,001 - 30,000 sq. ft.	397.10		$409.81	$12.71
119	30,001 - 50,000 sq. ft.	486.18		$501.74	$15.56
120	50,001 + sq ft	753.42		$777.53	$24.11
121	Plan Check - FIRE Consultant				
122	1 - 5,000 sq. ft.	290.85		$300.16	$9.31
123	5,001 - 10,000 sq. ft.	290.85		$300.16	$9.31
124	10,001 - 15,000 sq. ft.	408.91		$421.99	$13.09
125	15,001 - 20,000 sq. ft.	408.91		$421.99	$13.09
126	20,001 - 25,000 sq. ft.	494.77		$510.60	$15.83
127	25,001 - 30,000 sq. ft.	494.77		$510.60	$15.83
128	30,001 - 50,000 sq. ft.	494.77		$510.60	$15.83
129	50,001 + sq ft	494.77		$510.60	$15.83
130	Inspection - BLDG				
131	1 - 5,000 sq. ft.	1,302.92		$1,344.62	$41.69
132	5,001 - 10,000 sq. ft.	1,943.65		$2,005.85	$62.20
133	10,001 - 15,000 sq. ft.	2,984.70		$3,080.21	$95.51
134	15,001 - 20,000 sq. ft.	4,025.75		$4,154.57	$128.82
135	20,001 - 25,000 sq. ft.	5,066.80		$5,228.94	$162.14
136	25,001 - 30,000 sq. ft.	6,107.85		$6,303.30	$195.45
137	30,001 - 50,000 sq. ft.	7,228.32		$7,459.62	$231.31
138	50,001 + sq ft	0.14	per sq. ft	$0.14	$0.00
139	Inspection - FIRE				
140	1 - 5,000 sq. ft.	218.94		$225.95	$7.01
141	5,001 - 10,000 sq. ft.	264.02		$272.47	$8.45
142	10,001 - 15,000 sq. ft.	264.02		$272.47	$8.45
143	15,001 - 20,000 sq. ft.	264.02		$272.47	$8.45
144	20,001 - 25,000 sq. ft.	308.02		$317.88	$9.86
145	25,001 - 30,000 sq. ft.	308.02		$317.88	$9.86
146	30,001 - 50,000 sq. ft.	397.10		$409.81	$12.71
147	50,001 + sq ft	575.26		$593.67	$18.41
148	Commercial Add/Alt Minor Tenant Improvement				
149	Plan Check - BLDG				
150	1 - 5,000 sq. ft.	699.76		$722.15	$22.39
151	5,001 - 10,000 sq. ft.	993.83		$1,025.63	$31.80
152	10,001 - 15,000 sq. ft.	1,527.23		$1,576.10	$48.87
153	15,001 - 20,000 sq. ft.	2,087.47		$2,154.26	$66.80
154	20,001 - 25,000 sq. ft.	2,595.11		$2,678.15	$83.04
155	25,001 - 30,000 sq. ft.	3,102.76		$3,202.05	$99.29
156	30,001 - 50,000 sq. ft.	3,662.99		$3,780.21	$117.22
157	50,001 + sq ft	0.10	per sq. ft	$0.10	$0.00
158	Plan Check - PLN				
159	1 - 5,000 sq. ft.	232.89		$240.35	$7.45
160	5,001 - 10,000 sq. ft.	232.89		$240.35	$7.45
161	10,001 - 15,000 sq. ft.	291.92		$301.26	$9.34

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
162	15,001 - 20,000 sq. ft.	349.88		$361.07	$11.20
163	20,001 - 25,000 sq. ft.	349.88		$361.07	$11.20
164	25,001 - 30,000 sq. ft.	349.88		$361.07	$11.20
165	30,001 - 50,000 sq. ft.	408.91		$421.99	$13.09
166	50,001 + sq ft	408.91		$421.99	$13.09
167	Plan Check - FIRE				
168	1 - 5,000 sq. ft.	174.94		$180.54	$5.60
169	5,001 - 10,000 sq. ft.	218.94		$225.95	$7.01
170	10,001 - 15,000 sq. ft.	264.02		$272.47	$8.45
171	15,001 - 20,000 sq. ft.	308.02		$317.88	$9.86
172	20,001 - 25,000 sq. ft.	353.10		$364.40	$11.30
173	25,001 - 30,000 sq. ft.	397.10		$409.81	$12.71
174	30,001 - 50,000 sq. ft.	486.18		$501.74	$15.56
175	50,001 + sq ft	753.42		$777.53	$24.11
176	Plan Check - FIRE Consultant				
177	1 - 5,000 sq. ft.	290.85		$300.16	$9.31
178	5,001 - 10,000 sq. ft.	290.85		$300.16	$9.31
179	10,001 - 15,000 sq. ft.	408.91		$421.99	$13.09
180	15,001 - 20,000 sq. ft.	408.91		$421.99	$13.09
181	20,001 - 25,000 sq. ft.	494.77		$510.60	$15.83
182	25,001 - 30,000 sq. ft.	494.77		$510.60	$15.83
183	30,001 - 50,000 sq. ft.	494.77		$510.60	$15.83
184	50,001 + sq ft	494.77		$510.60	$15.83
185	Inspection - BLDG				
186	1 - 5,000 sq. ft.	1,006.71		$1,038.92	$32.21
187	5,001 - 10,000 sq. ft.	1,487.52		$1,535.12	$47.60
188	10,001 - 15,000 sq. ft.	2,267.77		$2,340.34	$72.57
189	15,001 - 20,000 sq. ft.	3,049.09		$3,146.67	$97.57
190	20,001 - 25,000 sq. ft.	3,829.35		$3,951.88	$122.54
191	25,001 - 30,000 sq. ft.	4,610.67		$4,758.21	$147.54
192	30,001 - 50,000 sq. ft.	5,451.02		$5,625.45	$174.43
193	50,001 + sq ft	0.11	per sq. ft	$0.11	$0.00
194	Inspection - FIRE				
195	1 - 5,000 sq. ft.	218.94		$225.95	$7.01
196	5,001 - 10,000 sq. ft.	218.94		$225.95	$7.01
197	10,001 - 15,000 sq. ft.	264.02		$272.47	$8.45
198	15,001 - 20,000 sq. ft.	264.02		$272.47	$8.45
199	20,001 - 25,000 sq. ft.	308.02		$317.88	$9.86
200	25,001 - 30,000 sq. ft.	308.02		$317.88	$9.86
201	30,001 - 50,000 sq. ft.	397.10		$409.81	$12.71
202	50,001 + sq ft	575.26		$593.67	$18.41
203	Commercial Motels, Hotels, Similar Use				
204	Plan Check - BLDG				
205	1 - 1,500 sq. ft.	2,298.90		$2,372.46	$73.56
206	Each Additional 500 Sq. Ft.	80.49		$83.07	$2.58
207	Plan Check - PLN				
208	Per Building	349.88		$361.07	$11.20
209	Each Additional Building	174.94		$180.54	$5.60
210	Plan Check - FIRE				
211	1-1,500 sq. ft.	245.77		$253.64	$7.86
212	Each Additional 500 Sq. Ft.	66.54		$68.67	$2.13
213	Structures four or more stories	973.44		$1,004.58	$31.15
214	High-rise (over 55')	973.44		$1,004.58	$31.15
215	Plan Check - FIRE Consultant				
216	1- 1,500 Sq. Ft.	419.64		$433.07	$13.43

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
217	Structures four or more stories	655.75		$676.74	$20.98
218	High-rise (over 55')	655.75		$676.74	$20.98
219	Inspection - BLDG				
220	1 - 1,500 sq. ft.	3,546.01		$3,659.48	$113.47
221	Each Additional 500 Sq. Ft.	116.98		$120.73	$3.74
222	Inspection - PLN				
223	1-2 Buildings	232.89		$240.35	$7.45
224	Each Additional Building	115.91		$119.62	$3.71
225	Inspection - FIRE				
226	1 - 1,500 Sq. Ft.	129.86		$134.02	$4.16
227	Each Additional 500 Sq. Ft.	129.86		$134.02	$4.16
228	Structures four or more stories	1,109.74		$1,145.25	$35.51
229	High-rise (over 55')	1,109.74		$1,145.25	$35.51
230	Commercial Demolition				
231	Plan Check - BLDG	94.45		$97.47	$3.02
232	Plan Check - PLN	57.96		$59.81	$1.85
233	Inspection - BLDG	191.04		$197.15	$6.11
234	Industrial New				
235	Plan Check - BLDG				
236	1 - 5,000 sq. ft.	1,002.41		$1,034.49	$32.08
237	5,001 - 10,000 sq. ft.	1,740.81		$1,796.51	$55.71
238	10,001 - 15,000 sq. ft.	2,614.43		$2,698.09	$83.66
239	15,001 - 20,000 sq. ft.	3,021.19		$3,117.87	$96.68
240	20,001 - 25,000 sq. ft.	3,737.05		$3,856.63	$119.59
241	25,001 - 30,000 sq. ft.	4,565.59		$4,711.69	$146.10
242	30,001 - 50,000 sq. ft.	5,232.08		$5,399.51	$167.43
243	50,001 + sq ft	Actual Cost		Actual Cost	$0.00
244	Plan Check - PLN				
245	1 - 5,000 sq. ft.	349.88		$361.07	$11.20
246	5,001 - 10,000 sq. ft.	349.88		$361.07	$11.20
247	10,001 - 15,000 sq. ft.	349.88		$361.07	$11.20
248	15,001 - 20,000 sq. ft.	349.88		$361.07	$11.20
249	20,001 - 25,000 sq. ft.	349.88		$361.07	$11.20
250	25,001 - 30,000 sq. ft.	408.91		$421.99	$13.09
251	30,001 - 50,000 sq. ft.	408.91		$421.99	$13.09
252	50,001 + sq ft	466.86		$481.80	$14.94
253	Plan Check - FIRE				
254	1 - 5,000 sq. ft.	218.94		$225.95	$7.01
255	5,001 - 10,000 sq. ft.	264.02		$272.47	$8.45
256	10,001 - 15,000 sq. ft.	308.02		$317.88	$9.86
257	15,001 - 20,000 sq. ft.	353.10		$364.40	$11.30
258	20,001 - 25,000 sq. ft.	397.10		$409.81	$12.71
259	25,001 - 30,000 sq. ft.	442.18		$456.33	$14.15
260	30,001 - 50,000 sq. ft.	575.26		$593.67	$18.41
261	50,001 + sq ft	753.42		$777.53	$24.11
262	Plan Check - FIRE Consultant				
263	1 - 5,000 sq. ft.	419.64		$433.07	$13.43
264	5,001 - 10,000 sq. ft.	419.64		$433.07	$13.43
265	10,001 - 15,000 sq. ft.	521.60		$538.29	$16.69
266	15,001 - 20,000 sq. ft.	521.60		$538.29	$16.69
267	20,001 - 25,000 sq. ft.	655.75		$676.74	$20.98
268	25,001 - 30,000 sq. ft.	655.75		$676.74	$20.98
269	30,001 - 50,000 sq. ft.	655.75		$676.74	$20.98
270	50,001 + sq ft	655.75		$676.74	$20.98
271	Inspection - BLDG				

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
272	1 - 5,000 sq. ft.	1,560.50		$1,610.44	$49.94
273	5,001 - 10,000 sq. ft.	2,713.17		$2,799.99	$86.82
274	10,001 - 15,000 sq. ft.	4,121.27		$4,253.15	$131.88
275	15,001 - 20,000 sq. ft.	5,423.12		$5,596.66	$173.54
276	20,001 - 25,000 sq. ft.	6,723.89		$6,939.06	$215.16
277	25,001 - 30,000 sq. ft.	8,025.74		$8,282.56	$256.82
278	30,001 - 50,000 sq. ft.	9,326.52		$9,624.96	$298.45
279	50,001 + sq ft	Actual Cost		Actual Cost	$0.00
280	Inspection - PLN				
281	1 - 5,000 sq. ft.	232.89		$240.35	$7.45
282	5,001 - 10,000 sq. ft.	232.89		$240.35	$7.45
283	10,001 - 15,000 sq. ft.	291.92		$301.26	$9.34
284	15,001 - 20,000 sq. ft.	291.92		$301.26	$9.34
285	20,001 - 25,000 sq. ft.	349.88		$361.07	$11.20
286	25,001 - 30,000 sq. ft.	408.91		$421.99	$13.09
287	30,001 - 50,000 sq. ft.	408.91		$421.99	$13.09
288	50,001 + sq ft	466.86		$481.80	$14.94
289	Inspection - FIRE				
290	1 - 5,000 sq. ft.	218.94		$225.95	$7.01
291	5,001 - 10,000 sq. ft.	218.94		$225.95	$7.01
292	10,001 - 15,000 sq. ft.	264.02		$272.47	$8.45
293	15,001 - 20,000 sq. ft.	264.02		$272.47	$8.45
294	20,001 - 25,000 sq. ft.	308.02		$317.88	$9.86
295	25,001 - 30,000 sq. ft.	308.02		$317.88	$9.86
296	30,001 - 50,000 sq. ft.	397.10		$409.81	$12.71
297	50,001 + sq ft	575.26		$593.67	$18.41
298	Industrial Add/Alt Tenant Improvement				
299	Plan Check - BLDG				
300	1 - 5,000 sq. ft.	914.41		$943.67	$29.26
301	5,001 - 10,000 sq. ft.	1,316.87		$1,359.01	$42.14
302	10,001 - 15,000 sq. ft.	2,028.44		$2,093.35	$64.91
303	15,001 - 20,000 sq. ft.	2,723.90		$2,811.07	$87.16
304	20,001 - 25,000 sq. ft.	3,415.07		$3,524.35	$109.28
305	25,001 - 30,000 sq. ft.	4,107.32		$4,238.75	$131.43
306	30,001 - 50,000 sq. ft.	4,853.22		$5,008.53	$155.30
307	50,001 + sq ft	0.10	per sq. ft	$0.10	$0.00
308	Plan Check - PLN				
309	1 - 5,000 sq. ft.	232.89		$240.35	$7.45
310	5,001 - 10,000 sq. ft.	232.89		$240.35	$7.45
311	10,001 - 15,000 sq. ft.	291.92		$301.26	$9.34
312	15,001 - 20,000 sq. ft.	349.88		$361.07	$11.20
313	20,001 - 25,000 sq. ft.	349.88		$361.07	$11.20
314	25,001 - 30,000 sq. ft.	349.88		$361.07	$11.20
315	30,001 - 50,000 sq. ft.	408.91		$421.99	$13.09
316	50,001 + sq ft	408.91		$421.99	$13.09
317	Plan Check - FIRE				
318	1 - 5,000 sq. ft.	174.94		$180.54	$5.60
319	5,001 - 10,000 sq. ft.	174.94		$180.54	$5.60
320	10,001 - 15,000 sq. ft.	218.94		$225.95	$7.01
321	15,001 - 20,000 sq. ft.	264.02		$272.47	$8.45
322	20,001 - 25,000 sq. ft.	308.02		$317.88	$9.86
323	25,001 - 30,000 sq. ft.	353.10		$364.40	$11.30
324	30,001 - 50,000 sq. ft.	442.18		$456.33	$14.15
325	50,001 + sq ft	575.26		$593.67	$18.41
326	Plan Check - FIRE Consultant				

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
327	1 - 5,000 sq. ft.	290.85		$300.16	$9.31
328	5,001 - 10,000 sq. ft.	290.85		$300.16	$9.31
329	10,001 - 15,000 sq. ft.	408.91		$421.99	$13.09
330	15,001 - 20,000 sq. ft.	408.91		$421.99	$13.09
331	20,001 - 25,000 sq. ft.	526.96		$543.83	$16.86
332	25,001 - 30,000 sq. ft.	526.96		$543.83	$16.86
333	30,001 - 50,000 sq. ft.	494.77		$510.60	$15.83
334	50,001 + sq ft	494.77		$510.60	$15.83
335	Inspection - BLDG				
336	1 - 5,000 sq. ft.	916.55		$945.88	$29.33
337	5,001 - 10,000 sq. ft.	1,341.56		$1,384.49	$42.93
338	10,001 - 15,000 sq. ft.	2,293.53		$2,366.92	$73.39
339	15,001 - 20,000 sq. ft.	2,822.64		$2,912.96	$90.32
340	20,001 - 25,000 sq. ft.	3,551.37		$3,665.02	$113.64
341	25,001 - 30,000 sq. ft.	4,280.11		$4,417.07	$136.96
342	30,001 - 50,000 sq. ft.	5,064.65		$5,226.72	$162.07
343	50,001 + sq ft	0.10	per sq. ft	$0.10	$0.00
344	Inspection - FIRE				
345	1 - 5,000 sq. ft.	218.94		$225.95	$7.01
346	5,001 - 10,000 sq. ft.	218.94		$225.95	$7.01
347	10,001 - 15,000 sq. ft.	264.02		$272.47	$8.45
348	15,001 - 20,000 sq. ft.	308.02		$317.88	$9.86
349	20,001 - 25,000 sq. ft.	353.10		$364.40	$11.30
350	25,001 - 30,000 sq. ft.	397.10		$409.81	$12.71
351	30,001 - 50,000 sq. ft.	486.18		$501.74	$15.56
352	50,001 + sq ft	575.26		$593.67	$18.41
353	Industrial Demolition				
354	Plan Check - BLDG	94.45		$97.47	$3.02
355	Plan Check - PLN	57.96		$59.81	$1.85
356	Inspection - BLDG	191.04		$197.15	$6.11
357	Multi-Family New				
358	Plan Check - BLDG				
359	1 - 1,500 sq. ft.	1,678.56		$1,732.27	$53.71
360	Each Additional 500 Sq. Ft.	86.93		$89.71	$2.78
361	Plan Check - PLN				
362	1st building	466.86		$481.80	$14.94
363	Each Additional Building	115.91		$119.62	$3.71
364	Plan Check - FIRE				
NEW	1-1,500 sq. ft.	245.77		$253.64	
NEW	Each Additional 500 Sq. Ft.	66.54		$68.67	
373	Plan Check - FIRE Consultant				
NEW	1- 1,500 Sq. Ft.	419.64		$433.07	$13.43
382	Inspection - BLDG				
383	1 - 1,500 sq. ft.	2,364.36		$2,440.02	$75.66
384	Each Additional 500 Sq. Ft.	92.71		$95.67	$2.97
385	Inspection - PLN				
386	Per Building	115.91		$119.62	$3.71
387	Inspection - FIRE				
NEW	1 - 1,500 Sq. Ft.	129.86		$134.02	$4.16
NEW	Each Additional 500 Sq. Ft.	129.86		$134.02	$4.16
396	Multi-Family Addition				
397	Plan Check - BLDG				
398	1 - 500 sq. ft.	443.25		$457.44	$14.18
399	each additional 500 sq. ft.	38.64		$39.87	$1.24
400	Plan Check - PLN				

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
401	Per Building	349.88		$361.07	$11.20
402	Plan Check - FIRE				
403	1 - 500 sq. ft.	185.67		$191.61	$5.94
404	each additional 500 sq. ft.	24.68		$25.47	$0.79
405	Plan Check - FIRE Consultant				
406	1-500 sq. ft.	Actual cost		Actual cost	NA
408	Inspection - BLDG				
409	1 - 500 sq. ft.	503.35		$519.46	$16.11
410	each additional 500 sq. ft.	32.20		$33.23	$1.03
411	Inspection - PLN				
412	per building	115.91		$119.62	$3.71
413	Inspection - FIRE				
414	1 - 500 sq. ft.	129.86		$134.02	$4.16
415	Multi-Family Demolition				
416	Plan Check - BLDG	94.45		$97.47	$3.02
417	Plan Check - PLN	28.98		$29.90	$0.93
418	Inspection - BLDG	191.04		$197.15	$6.11
419	Single Family New/Tract Model Complex Homes				
420	Plan Check - BLDG				
421	1 - 1,000 sq. ft.	1,126.91		$1,162.97	$36.06
422	each additional 500 sq. ft.	89.08		$91.93	$2.85
423	Plan Check - PLN				
424	1 - 1,000 sq. ft.	232.89		$240.35	$7.45
425	Inspection - BLDG				
426	1 - 1,000 sq. ft.	1,451.03		$1,497.46	$46.43
427	each additional 500 sq. ft.	122.35		$126.27	$3.92
428	1 - 1,000 sq. ft.				
429	Inspection - FIRE	129.86		$134.02	$4.16
430	Inspection - PLNG	232.89		$240.35	$7.45
431	Inspection - PLN	232.89		$240.35	$7.45
432	Single Family New/Tract Production Homes				
433	Plan Check - BLDG	233.97		$241.45	$7.49
434	each additional 500 sq. ft.	45.08		$46.52	$1.44
435	Plan Check - PLN				
436	1 - 1,000 sq. ft.	115.91		$119.62	$3.71
437	Inspection - BLDG				
438	1 - 1,000 sq. ft.	1,285.75		$1,326.89	$41.14
439	each additional 500 sq. ft.	121.28		$125.16	$3.88
440	Inspection - FIRE				
441	1 - 1,000 sq. ft.	129.86		$134.02	$4.16
442	Single Family New/Custom Homes				
443	Plan Check - BLDG	1,126.91		$1,162.97	$36.06
444	each additional 500 sq. ft.	97.67		$100.79	$3.13
445	Plan Check - PLN				
446	1 - 1,000 sq. ft.	174.94		$180.54	$5.60
447	Inspection - BLDG				
448	1 - 1,000 sq. ft.	1,554.06		$1,603.79	$49.73
449	each additional 500 sq. ft.	187.82		$193.83	$6.01
450	Inspection - PLN				
451	1 - 1,000 sq. ft.	115.91		$119.62	$3.71
452	Inspection - FIRE				
453	1 - 1,000 sq. ft.	129.86		$134.02	$4.16
454	Single Family Room Addition				
455	Plan Check - BLDG				
456	1 - 250 sq. ft.	295.14		$304.59	$9.44

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
457	251 - 500 sq. ft.	402.47		$415.35	$12.88
458	501 - 2,000 sq. ft.	508.72		$525.00	$16.28
459	2,001+ sq. ft.	508.72		$525.00	$16.28
460	Plan Check - PLN				
461	1 - 250 sq. ft.	86.93		$89.71	$2.78
462	251 - 500 sq. ft.	86.93		$89.71	$2.78
463	501 - 2,000 sq. ft.	86.93		$89.71	$2.78
464	2,001+ sq. ft.	115.91		$119.62	$3.71
465	Plan Check - FIRE				
466	2,001+ sq. ft.	129.86		$134.02	$4.16
467	Inspection - BLDG				
468	1 - 250 sq. ft.	282.26		$291.30	$9.03
469	251 - 500 sq. ft.	331.63		$342.25	$10.61
470	501 - 2,000 sq. ft.	382.08		$394.30	$12.23
471	2,001+ sq. ft.	481.89		$497.31	$15.42
472	Single Family Demolition				
473	Plan Check - BLDG	94.45		$97.47	$3.02
474	Plan Check - PLN	28.98		$29.90	$0.93
475	Inspection - BLDG	191.04		$197.15	$6.11
476	Multi-Family/Single Family Alterations and Fire Damage Repair				
477	Plan Check - BLDG				
478	Minor (up to 2 inspections)	94.45		$97.47	$3.02
479	Complex	200.70		$207.12	$6.42
480	Fire Damage Repair	348.81		$359.97	$11.16
481	Inspection - BLDG				
482	Minor (up to 2 inspections)	240.41		$248.10	$7.69
483	Complex	441.10		$455.22	$14.12
484	Fire Damage Repair	783.47		$808.54	$25.07
485	Manufactured Home				
486	Plan Check - BLDG				
487	Existing - Add Permanent Foundation	99.17		$102.34	$3.17
488	Foundation & Site Preparation	114.84		$118.51	$3.67
489	Installation & Site Preparation	114.84		$118.51	$3.67
490	Plan Check - PLN				
491	Existing - Add Permanent Foundation	57.96		$59.81	$1.85
492	Foundation & Site Preparation	57.96		$59.81	$1.85
493	Installation & Site Preparation	57.96		$59.81	$1.85
494	Inspection - BLDG				
495	Existing - Add Permanent Foundation(Only)	260.80		$269.14	$8.35
496	Foundation & Site Preparation	564.53		$582.59	$18.06
497	Installation & Site Preparation	564.53		$582.59	$18.06
498	Inspection - FIRE				
499	Existing - Add Permanent Foundation	129.86		$134.02	$4.16
500	Foundation & Site Preparation	129.86		$134.02	$4.16
501	Installation & Site Preparation	129.86		$134.02	$4.16
502	Manufactured Home Removal or Demolition				
503	Plan Check - BLDG	65.47		$67.56	$2.09
504	Plan Check - PLN	28.98		$29.90	$0.93
505	Inspection - BLDG	207.14		$213.77	$6.63
506	Pool or Spa				
507	Plan Check - BLDG				
508	Gunite Pool	65.47		$67.56	$2.09
509	Gunite Spa	65.47		$67.56	$2.09
510	Gunite Pool and Spa	65.47		$67.56	$2.09
511	In-Ground Fiberglass or Vinyl	65.47		$67.56	$2.09

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
512	Above-Ground Spa	65.47		$67.56	$2.09
513	Plan Check - PLN				
514	Gunite Pool	57.96		$59.81	$1.85
515	Gunite Spa	57.96		$59.81	$1.85
516	Gunite Pool and Spa	57.96		$59.81	$1.85
517	In-Ground Fiberglass or Vinyl	57.96		$59.81	$1.85
518	Above-Ground	57.96		$59.81	$1.85
519	Inspection - BLDG				
520	Gunite Pool	683.66		$705.54	$21.88
521	Gunite Spa	583.85		$602.53	$18.68
522	Gunite Pool and Spa	734.10		$757.59	$23.49
523	In-Ground/Above Fiberglass or Vinyl	458.28		$472.94	$14.66
524	Above-Ground Spa	238.26		$245.89	$7.62
525	Patio Cover				
526	Plan Check - BLDG				
527	Lattice Patio Cover	35.00		$35.00	$0.00
528	ICC/IAPMO Aluminum Patio Cover	47.22		$48.73	$1.51
529	ICC/IAPMO Aluminum Patio Room Enclosure	47.22		$48.73	$1.51
530	Engineered Balcony, Deck, Solid & Lattice	147.03		$151.74	$4.71
531	Plan Check - PLN				
532	Lattice Patio Cover	57.96		$59.81	$1.85
533	Balcony, Deck, Solid Patio Cover	57.96		$59.81	$1.85
534	ICC/IAPMO Aluminum Patio Cover	57.96		$59.81	$1.85
535	ICC/IAPMO Aluminum Patio Room Enclosure	57.96		$59.81	$1.85
536	Engineered Balcony, Deck, Solid & Lattice	57.96		$59.81	$1.85
537	Inspection - BLDG				
538	City Standard Patio Cover	317.68		$327.85	$10.17
539	Engineered Aluminum Patio Cover	293.00		$302.37	$9.38
540	Engineered Aluminum Patio Room Enclosure	317.68		$327.85	$10.17
541	Patio Footings for future use, Gas, Electric stub out	91.23		$94.15	$2.92
542	Engineered Balcony, Deck, Solid & Lattice	368.12		$379.90	$11.78
543	Wall - City Standard				
544	Plan Check - BLDG				
545	1 - 500 linear feet	47.22		$48.73	$1.51
546	Each additional 500 linear feet or fraction	47.22		$48.73	$1.51
547	Plan Check - PLN				
548	1 - 500 linear feet	28.98		$29.90	$0.93
549	Each additional 500 linear feet or fraction	28.98		$29.90	$0.93
550	Inspection - BLDG				
551	1 - 500 linear feet	211.43		$218.20	$6.77
552	Each additional 500 linear feet or fraction	211.43		$218.20	$6.77
553	Wall - Engineered				
554	Plan Check - BLDG				
555	1 - 500 linear feet	90.15		$93.04	$2.88
556	Each additional 500 linear feet or fraction	72.98		$75.32	$2.34
557	Plan Check - PLN				
558	1 - 500 linear feet	57.96		$59.81	$1.85
559	Each additional 500 linear feet or fraction	57.96		$59.81	$1.85
560	Inspection - BLDG				
561	1 - 500 linear feet	458.28		$472.94	$14.66
562	Each additional 500 linear feet or fraction	195.33		$201.58	$6.25
563	Wall - Pilaster				
564	Plan Check - BLDG				
565	1 - 4 Pilaster/Columns	47.22		$48.73	$1.51
566	Each additional 4 or fraction thereof	47.22		$48.73	$1.51

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
567	Plan Check - PLN				
568	Each additional 4 or fraction thereof	28.98		$29.90	$0.93
569	Inspection - BLDG				
570	1 - 4 Pilaster/Columns	78.35		$80.85	$2.51
571	Each additional 4 or fraction thereof	78.35		$80.85	$2.51
572	Garage Conversion to Conditioned Space				
573	Plan Check - BLDG				
574	Conditioned Space	200.70		$207.12	$6.42
575	Temporary Office	200.70		$207.12	$6.42
576	Plan Check - PLN				
577	Conditioned Space	57.95		$59.81	$1.85
578	Temporary Office	57.95		$59.81	$1.85
579	Inspection - BLDG				
580	Conditioned Space	309.10		$318.99	$9.89
581	Temporary Office	282.26		$291.30	$9.03
582	Garage New				
583	Plan Check - BLDG				
584	1 -500 sq. ft.	359.54		$371.04	$11.51
585	501 - 800 sq. ft.	470.08		$485.12	$15.04
586	801 - 1,500 sq. ft.	538.77		$556.01	$17.24
587	1,501+ sq. ft.	608.53		$628.00	$19.47
588	Plan Check - PLN				
589	1 -500 sq. ft.	115.91		$119.62	$3.71
590	501 - 800 sq. ft.	115.91		$119.62	$3.71
591	801 - 1,500 sq. ft.	115.91		$119.62	$3.71
592	1,501+ sq. ft.	115.91		$119.62	$3.71
593	Inspection - BLDG				
594	1 -500 sq. ft.	519.45		$536.07	$16.62
595	501 - 800 sq. ft.	690.10		$712.18	$22.08
596	801 - 1,500 sq. ft.	821.03		$847.31	$26.27
597	1,501+ sq. ft.	950.90		$981.33	$30.43
598	Carport				
599	Plan Check - BLDG				
600	1 -500 sq. ft.	164.21		$169.46	$5.25
601	501+ sq. ft.	0.32	per 100 sq. ft	$0.33	$0.01
602	Plan Check - PLN				
603	1 -500 sq. ft.	57.96		$59.81	$1.85
604	501+ sq. ft.	57.96		$59.81	$1.85
605	Inspection - BLDG				
606	1 -500 sq. ft.	450.76		$465.19	$14.42
607	501+ sq. ft.	0.90	per 100 sq. ft	$0.93	$0.03
608	Signs				
609	Plan Check - BLDG				
610	Signs - Wall (1)	137.38		$141.77	$4.40
611	Signs - Wall (each additional)	25.76		$26.58	$0.82
612	Monument, Pylon, Freestanding Signs (each)	233.97		$241.45	$7.49
613	Plan Check - PLN				
614	Signs - Wall (1)	115.91		$119.62	$3.71
615	Monument, Pylon, Freestanding Signs (each)	115.91		$119.62	$3.71
616	Inspection - BLDG				
617	Signs - Wall (1)	165.28		$170.57	$5.29
618	Signs - Wall (each additional)	51.52		$53.16	$1.65
619	Monument, Pylon, Freestanding Signs (each)	231.82		$239.24	$7.42

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
620	Inspection - PLN				
621	Monument, Pylon, Freestanding Signs (each)	115.91		$119.62	$3.71
622	Trailers - Temporary				
623	Plan Check - BLDG				
624	Temporary Construction Trailer	126.64		$130.70	$4.05
625	Temporary Sales Trailer	298.36		$307.91	$9.55
626	Plan Check - PLN				
627	Temporary Construction Trailer	57.96		$59.81	$1.85
628	Temporary Sales Trailer	57.96		$59.81	$1.85
629	Inspection - BLDG				
630	Temporary Construction Trailer	170.65		$176.11	$5.46
631	Temporary Sales Trailer	215.72		$222.63	$6.90
632	Power Pole - Temporary				
633	Plan Check - BLDG				
634	1 Pole	119.13		$122.94	$3.81
635	2 - 10 Poles	119.13		$122.94	$3.81
636	11+ Poles	119.13		$122.94	$3.81
637	Plan Check - PLN				
638	1 Pole	28.98		$29.90	$0.93
639	2 - 10 Poles	28.98		$29.90	$0.93
640	11+ Poles	57.96		$59.81	$1.85
641	Inspection - BLDG				
642	1 Pole	256.51		$264.71	$8.21
643	2 - 10 Poles	256.51		$264.71	$8.21
644	11+ Poles	25.76	per addnl pole	$26.58	$0.82
645	Cell Site				
646	Plan Check - BLDG				
647	Antenna Alterations	199.62		$206.01	$6.39
648	New Tower, Pole, Monopoles, Equipment Shelters	255.43		$263.61	$8.17
649	Plan Check - PLN				
650	Antenna Alterations	115.91		$119.62	$3.71
651	New Tower, Pole, Monopoles, Equipment Shelters	232.89		$240.35	$7.45
652	Plan Check - FIRE				
653	Antenna Alterations	129.86		$134.02	$4.16
654	New Tower, Pole, Monopoles, Equipment Shelters	174.94		$180.54	$5.60
655	Inspection - BLDG				
656	Antenna Alterations	211.43		$218.20	$6.77
657	New Tower, Pole, Monopoles, Equipment Shelters	557.02		$574.84	$17.82
658	Inspection - PLN				
659	Antenna Alterations	57.96		$59.81	$1.85
660	New Tower, Pole, Monopoles, Equipment Shelters	174.94		$180.54	$5.60
661	Inspection - FIRE				
662	Antenna Alterations	129.86		$134.02	$4.16
663	New Tower, Pole, Monopoles, Equipment Shelters	129.86		$134.02	$4.16
664	Plumbing				
665	Plan Check - BLDG				
666	Installation	65.47		$67.56	$2.09
667	Upgrade	40.78		$42.09	$1.31
668	House Connect to Sewer, including abandonment or septic	65.47		$67.56	$2.09
669	Inspection - BLDG				
670	Installation	191.04		$197.15	$6.11
671	Upgrade	136.30		$140.66	$4.36
672	House Connect to Sewer, including abandonment or septic	136.30		$140.66	$4.36

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
673	Water heater replacement, footing only, stub outs, earthquake valves	91.23		$94.15	$2.92
674	Mechanical				
675	Plan Check - BLDG				
676	Installation	65.47		$67.56	$2.09
677	Upgrade	36.49		$37.66	$1.17
678	Air Conditioner and/or furnace replacement	36.49		$37.66	$1.17
679	Inspection - BLDG				
680	Installation	191.04		$197.15	$6.11
681	Upgrade	136.30		$140.66	$4.36
682	Air Conditioner and/or furnace replacement	136.30		$140.66	$4.36
683	Electrical				
684	Plan Check - BLDG				
685	Installation	65.47		$67.56	$2.09
686	Upgrade	65.47		$67.56	$2.09
687	Electrical Meter Change Out	54.74		$56.49	$1.75
688	Inspection - BLDG				
689	Installation	187.82		$193.83	$6.01
690	Upgrade	93.37		$96.36	$2.99
691	Electrical Meter Change Out	191.04		$197.15	$6.11
692	Wind Turbine for Electrical Generation				
693	Plan Check - BLDG	147.03	Each	$151.74	$4.71
694	Plan Check - PLN	115.91	Each	$119.62	$3.71
695	Inspection - BLDG	191.04	Each	$197.15	$6.11
696	Trash Enclosure				
697	Single or Double				
698	Plan Check - BLDG	47.22		$48.73	$1.51
699	Plan Check - PLN	174.94		$180.54	$5.60
700	Inspection - BLDG	240.41		$248.10	$7.69
701	Parking Lot Light Standards/Poles				
702	Plan Check - BLDG				
703	1 - 5 Light Poles	72.98		$75.32	$2.34
704	6 - 20 Light Poles	72.98		$75.32	$2.34
705	21+ Light Poles	147.03		$151.74	$4.71
706	Plan Check - PLN				
707	1 - 5 Light Poles	115.91		$119.62	$3.71
708	6 - 20 Light Poles	145.96		$150.63	$4.67
709	21+ Light Poles	232.89		$240.35	$7.45
710	Inspection - BLDG				
711	1 - 5 Light Poles	191.04		$197.15	$6.11
712	6 - 20 Light Poles	240.41		$248.10	$7.69
713	21+ Light Poles	15.03	per addnl pole	$15.51	$0.48
714	Re-roof				
715	Plan Check - BLDG				
716	Commercial	168.50		$173.89	$5.39
717	Residential	94.45		$97.47	$3.02
718	Inspection - BLDG				
719	Commercial	266.17		$274.68	$8.52
720	Residential	177.09		$182.75	$5.67
721	Commercial (per additional phase/segment)	99.81		$103.01	$3.19
722	Residential (per additional phase/segment)	99.81		$103.01	$3.19
723	Occupancy Inspection				
724	Plan Check - BLDG	106.25	Each	$109.65	$3.40
725	Plan Check - FIRE	143.82		$148.42	$4.60

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
726	Inspection - BLDG	237.19	Each	$244.78	$7.59
727	Inspection - FIRE	218.94	Each	$225.95	$7.01
728	Certificate of Occupancy - Temporary (TCO)				
729	Inspection - BLDG	643.95		$664.55	$20.61
730	Inspection - PLN	232.89		$240.35	$7.45
731	Inspection - FIRE	218.94		$225.95	$7.01
	Inspection - ENG	214.65		$221.52	$6.87
732	Permit without Planning Approval (Residential/Non-Residential/Over the Counter)				
733	Plan Check - FIRE	129.86		$134.02	$4.16
734	Inspection - FIRE	129.86		$134.02	$4.16
735	Permit with Planning Approval (Residential/Non-Residential/Over the Counter)				
736	Plan Check - PLN	28.98		$29.90	$0.93
737	Plan Check - FIRE	129.86		$134.02	$4.16
738	Inspection - BLDG	20.39		$21.04	$0.65
739	Inspection - FIRE	129.86		$134.02	$4.16
740	Inspections				
741	Inspections	Actual Cost		Actual Cost	NA
742	Reinspection	Actual Cost		Actual Cost	NA
743	Inspections - Investigative	Actual Cost		Actual Cost	NA
744	Inspections - Investigative for work done without a permit (residential)	Actual Cost		Actual Cost	NA
745	Inspections - Investigative for work done without a permit (Comm/Industrial/Multi-Family/Other)	Actual Cost		Actual Cost	NA
746	Overtime Inspections- Calculated at time-and-a-half regular hourly rate	Actual Cost		Actual Cost	NA
747	Applicant Deposit/Trust Accounts	Actual Cost		Actual Cost	NA
748	Temporary Utility Releases (Per Unit or Dwelling for each utility release)	182.45		$188.29	$5.84
749	Plan Review Services				
750	Plan Review	Actual Cost		Actual Cost	NA
751	Plan Review - Expedited - Based on approved request and availability	50%	of regular plan review fee	50%	$0.00
752	Preliminary Plan Review - Based on approved request and availability	187.82	per hour, minimum 1 hour	$193.83	$6.01
753	Construction Project Phasing Plan (Residential and Non Residential)	511.94		$528.32	$16.38
754	Plan Revisions - Actual Cost- Minimum 1 hour	Actual Cost	Minimum 1 hour	Actual Cost	NA
755	Affidavit Request				
756	Processing Affidavit	184.60		$190.51	$5.91
757	Miscellaneous Plan Check				
758	Misc. Plan Check Review				
759	Plan Check Misc. Fire	129.86		$134.02	$4.16
760	Misc. Inspection				
761	Inspection Misc. Fire	129.86		$134.02	$4.16
762	Senior Living, Assisted Living, Memory Care				
763	Plan Check - BLDG				
764	1 - 1,500 sq. ft.	1,958.68		$2,021.35	$62.68
765	Each Additional 500 Sq. Ft.	81.57		$84.18	$2.61
766	Plan Check - FIRE				
767	1 - 1,500 sq. ft.	218.94		$225.95	$7.01
768	Each Additional 500 Sq. Ft.	85.86		$88.61	$2.75

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
769	Plan Check - PLN				
770	Per Building	349.88		$361.07	$11.20
771	Inspection - BLDG				
772	1 - 1,500 sq. ft.	3,170.37		$3,271.82	$101.45
773	Each Additional 500 Sq. Ft.	124.50		$128.48	$3.98
774	Inspection - FIRE				
775	1 - 1,500 sq. ft.	129.86		$134.02	$4.16
776	Each Additional 500 Sq. Ft.	44.00		$45.41	$1.41
777	Inspection - PLN				
778	Per Building	349.88		$361.07	$11.20
779	Solar Permit Fees				
780	Permit Fee Limits for PV				
781	Residential				
782	15 kW or less	450.00	Regulated	450.00	$0.00
783	More than 15 kW	500.00	Regulated	500.00	$0.00
	Residential system more than 15 kW, per kW over 15 kW	15.00	Regulated	15.00	$0.00
784	Commercial				
785	50 kW or less	1,000.00	Regulated	1,000.00	$0.00
786	50 kW - 250 kW	1,000.00	Regulated	1,000.00	$0.00
787	More than 50 kW and less than or equal to 250 kW, per kW over 50 kW	7.00	Regulated	7.00	$0.00
788	More than 250 kW	2,400.00	Regulated	2,400.00	$0.00
789	Commercial more than 250 kW, per kW over 250 Kw	5.00	Regulated	5.00	$0.00
790	Permit Fee Limits for Solar Thermal				
791	Residential				
792	10 kW_{th} or less	450.00	Regulated	$450.00	$0.00
793	More than 10 kW_{th}	450.00	Regulated	$450.00	$0.00
794	More than 10 kW, per kW over 10 kW	15.00	Regulated	$15.00	$0.00
795	Commercial				
796	30 kW_{th} or less	1,000.00	Regulated	$1,000.00	$0.00
797	30 kW_{th} - 260 kW_{th}	1,000.00	Regulated	$1,000.00	$0.00
798	More than 30 kW and less than or equal to 260 kW, per kW over 30 kW	7.00	Regulated	$7.00	$0.00
799	More than 260 kW_{th}	2,610.00	Regulated	$2,610.00	$0.00
800	More than 260 kW, per kW over 260 kW	5.00	Regulated	$5.00	$0.00
801	Mechanical, Electrial, Plumbing				
802	Plans Examiner - Mini	25.76	per MEP	$26.58	$0.82
803	Plans Examiner - Minor	52.59	per MEP	$54.27	$1.68
804	Plans Examiner - Medium	79.42	per MEP	$81.96	$2.54
805	Plans Examiner - Major	106.25	per MEP	$109.65	$3.40
806	Plans Examiner - Mega	133.08	per MEP	$137.34	$4.26
807	Inspector - Mini	123.42	per MEP	$127.37	$3.95
808	Inspector - Minor	240.41	per MEP	$248.10	$7.69
809	Inspector - Medium	357.39	per MEP	$368.83	$11.44
810	Inspector - Major	480.81	per MEP	$496.20	$15.39
811	Inspector - Mega	605.31	per MEP	$624.68	$19.37
NEW	Project Review Coordination Service Deposit				
NEW	Project Review Coordination Service Deposit	NEW	Deposit	5,000.00 - 50,000.00	NA

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
1	Maintenance				
2	PW Maintenance Manager	246.85	Exempt Position	$254.75	$7.90
3	PW Facilities Supervisor	184.60	Exempt Position	$190.51	$5.91
4	PW Maintenance Supervisor	184.60	Exempt Position	$190.51	$5.91
5	Staff Assistant	101.96	per hour, x1.5 overtime, 2 hour minimum	$105.22	$3.26
NEW	Traffic Signal Technician	136.87		$141.25	$4.38
6	PW Sr. Maintenance Worker	141.67	per hour, x1.5 overtime, 2 hour minimum	$146.20	$4.53
7	PW Maintenance Worker II	124.50	per hour, x1.5 overtime, 2 hour minimum	$128.48	$3.98
8	PW Maintenance Worker I	106.25	per hour, x1.5 overtime, 2 hour minimum	$109.65	$3.40
9	PW Facilities Worker I	141.67	per hour, x1.5 overtime, 2 hour minimum	$146.20	$4.53
10	PW Facilities Worker II	124.50	per hour, x1.5 overtime, 2 hour minimum	$128.48	$3.98
11	Director of Public Works	324.12		$334.49	$10.37
12	Principal Civil Engineer	203.92		$210.44	$6.53
13	Civil Engineering Associate	125.57		$129.59	$4.02
New	Senior Civil Engineer	NEW		$172.04	
New	Civil Engineering Assistant	NEW		$115.10	
14	Development Services Technician	114.84		$118.51	$3.67
15	Contract Plan Checker	Actual cost		Actual cost	NA
16	Senior Public Works Inspector	136.30		$140.66	$4.36
17	Public Works Inspector	110.54		$114.08	$3.54
18	Contract PW Inspector	Actual cost		Actual cost	NA
19	Permit Fee	103.03	each	$106.33	$3.30
20	Record Retention - Mylar	8.59	per page	$8.86	$0.27
21	Record Retention - Reports	53.66	each	$55.38	$1.72
22	General Plan Update - PLN	53.66		$55.38	$1.72
23	Grading (Clear and Grub, Stockpile, Mass, Rough) Type Fees are calculated based on % Engineer's Cost Estimate				
24	Plan Check - ENG				
25	50 - 100,000 CY	3.00%		3.00%	NA
26	100,001 - 200,000 CY	2.50%		2.50%	NA
27	200,001 + CY	2.00%		2.00%	NA
28	Plan Check - PLNG				
29	50 - 100,000 CY	174.94		$180.54	$5.60
30	100,001 - 200,000 CY	174.94		$180.54	$5.60
31	200,001 + CY	174.94		$180.54	$5.60
32	Plan Check - FIRE				
33	50 - 100,000 CY	183.53		$189.40	$5.87
34	100,001 - 200,000 CY	183.53		$189.40	$5.87
35	200,001 + CY	183.53		$189.40	$5.87
36	Plan Check - FIRE CONSULTANT				
37	50 - 100,000 CY	402.47		415.35	$12.88

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
38	100,001 - 200,000 CY	402.47		415.35	$12.88
39	200,001 + CY	402.47		415.35	$12.88
40	Inspection - PW				
41	Permit Fee	103.03	each	$106.33	$3.30
42	Record Retention - Mylar	8.59	per page	$8.86	$0.27
43	Record Retention - Reports	53.66	each	$55.38	$1.72
44	50 - 100,000 CY	5.00%		5.00%	NA
45	100,001 - 200,000 CY	4.00%		4.00%	NA
46	200,001 + CY	3.00%		3.00%	NA
47	Precise Grade Commercial: Type Fees are calculated based on % Engineer's Cost Estimate				
48	Plan Check - ENG				
49	Commercial - Minor (to 60,000)	5.00%		5.00%	NA
50	Commercial - Small (60,001 to 250,000)	3.00%		3.00%	NA
51	Commercial - Medium (250,001 to 750,000)	2.50%		2.50%	NA
52	Commercial - Large (750,001 up)	2.00%		2.00%	NA
53	Plan Check - PLNG				
54	Commercial - Minor (to 60,000)	349.88		$361.08	$11.20
55	Commercial - Small (60,001 to 250,000)	349.88		$361.08	$11.20
56	Commercial - Medium (250,001 to 750,000)	700.83		$723.26	$22.43
57	Commercial - Large (750,001 up)	1,051.78		$1,085.44	$33.66
58	Plan Check - BLDG				
59	Precise Grading for Site Compliance up to 3 Buildings	159.91		$165.03	$5.12
60	Precise Grading for Site Compliance each additional Building	79.42		$81.96	$2.54
61	Inspection - PW				
62	Permit Fee	103.03	each	$106.33	$3.30
63	Record Retention - Mylar	8.59	per page	$8.86	$0.27
64	Record Retention - Reports	53.66	each	$55.38	$1.72
65	Commercial - Minor (to 60,000)	6.00%		6.00%	NA
66	Commercial - Small (60,001 to 250,000)	5.00%		5.00%	NA
67	Commercial - Medium (250,001 to 750,000)	4.00%		4.00%	NA
68	Commercial - Large (750,001 up)	3.00%		3.00%	NA
69	Precise Grade Residential: Type Fees are calculated based on % Engineer's Cost Estimate				
70	Plan Check - ENG				
71	Tract Housing	3.00%		3.00%	NA
72	Single Family Residence	3.00%		3.00%	NA
73	Single Family Residence - with WQMP	3.00%		3.00%	NA
74	Multi-Family Residential	3.00%		3.00%	NA
75	Plan Check - PLNG				
76	Tract Housing	466.86		$481.80	$14.94
77	Single Family Residence	262.95		$271.36	$8.41
78	Single Family Residence - with WQMP	262.95		$271.36	$8.41
79	Multi-Family Residential	525.89		$542.72	$16.83
80	Plan Check - FIRE				
81	Tract Housing	183.53		$189.40	$5.87
82	Single Family Residence	183.53		$189.40	$5.87
83	Single Family Residence - with WQMP	183.53		$189.40	$5.87
84	Multi-Family Residential	183.53		$189.40	$5.87
85	Plan Check - FIRE CONSULTANT				
86	Tract Housing	402.47		$415.35	$12.88
87	Single Family Residence	402.47		$415.35	$12.88
88	Single Family Residence - with WQMP	402.47		$415.35	$12.88

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
89	Multi-Family Residential	402.47		$415.35	$12.88
90	Plan Check - BLDG				
91	Tract and Multi-Family Plan Check	159.91		$165.03	$5.12
92	Inspection - PW				
93	Permit Fee	103.03	each	$106.33	$3.30
94	Record Retention - Mylar	8.59	per page	$8.86	$0.27
95	Record Retention - Reports	53.66	each	$55.38	$1.72
96	Tract Housing	5.00%		5.00%	NA
97	Single Family Residence	5.00%		5.00%	NA
98	Single Family Residence - with WQMP	5.00%		5.00%	NA
99	Multi-Family Residential	5.00%		5.00%	NA
100	Other Grading Permits				
101	Plan Check - ENG				
102	Fine Grade & Drainage	536.62		$553.80	$17.17
103	Haul Permit > 50	103.03		$106.33	$3.30
104	Permit Extension / Renewal	103.03		$106.33	$3.30
105	Inspection - PW				
106	Fine Grade & Drainage	1,073.25		$1,107.59	$34.34
107	Permit Fee	103.03	each	$106.33	$3.30
108	Haul Permit > 50	536.62	Security Deposit	$553.80	$17.17
109	Permit Fee	103.03	each	$106.33	$3.30
110	Permit Extension / Renewal	5% of construction cost "remaining" at the time of extension/renewal		5% of construction cost "remaining" at the time of extension/renewal	NA
111	Permit Fee	103.03	each	$106.33	$3.30
112	Revision - Grading				
113	Plan Check - ENG				
114	Revision - Grading	2,146.49	per page	$2,215.18	$68.69
115	WQMP Review	Charged at prevailing Hourly Rate		Charged at prevailing Hourly Rate	NA
116	Inspection - PW				
117	Revision - Grading	5.00%		5.00%	NA
118	Permit Fee	103.03	each	$106.33	$3.30
	Plan Check - Planning				
	Revision - Grading	173.86		$179.42	$5.56
119	Plan Check - Fire				
120	Revision - Grading	183.53		$189.40	$5.87
121	Plan Check - Fire Consultant				
122	Revision - Grading	402.47		$415.35	$12.88
123	Seismic Study - Alquist Priolo/Special Study Zone				
124	Plan Check - ENG				
125	Seismic Study	3,756.36		$3,876.57	$120.20
126	Improvements - Streets, Storm Drain, Sign & Stripe, Median and/or Traffic Signal				
127	Plan Check - ENG				
128	Improvements, Small (to 250,000)	3.00%		3.00%	NA
129	Improvements, Medium (250,001 to 750,000)	2.50%		2.50%	NA
130	Improvements, Large (750,001 up)	2.00%		2.00%	NA
	Plan Check - PLNG				
	Improvements (Small, Medium, Large)	115.91		119.62	
131	Inspection - PW				

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
132	Permit Fee	103.03	each	$106.33	$3.30
133	Facility Indication Fee	19.32	each	$19.94	$0.62
134	Record Retention - Mylar	8.59	per page	$8.86	$0.27
135	Record Retention - Reports	53.66	each	$55.38	$1.72
136	Improvements, Small (to 250,000)	5.00%		5.00%	NA
137	Improvements, Medium (250,001 to 750,000)	4.00%		4.00%	NA
138	Improvements, Large (750,001 up)	3.00%		3.00%	NA
139	Improvements - Revisions - Street, Storm Drain, Median and/or Sign & Stripe				
140	Plan Check - ENG				
141	Revision - Street & Storm Drain	2,146.49	per page	$2,215.18	$68.69
	Plan Check - PLNG				
	Improvements (Small, Medium, Large)	115.91		119.62	
142	Inspection - PW				
143	Permit Fee	103.03	each	$106.33	$3.30
144	Facility Indication Fee	19.32	each	$19.94	$0.62
145	Record Retention - Mylar	8.59	per page	$8.86	$0.27
146	Record Retention - Reports	53.66	each	$55.38	$1.72
147	Revision - Street & Storm Drain	5.00%		5.00%	NA
148	Maps New / Changes				
149	Plan Check - ENG				
150	Easement Dedication/Quitclaim	3,219.74		$3,322.77	$103.03
151	Final Map, Amendment	3,219.74		$3,322.77	$103.03
152	Tract Map, Small (up to 25 lots)	7,512.73		$7,753.14	$240.41
153	Tract Map, Medium (26 to 85 lots)	10,732.47		$11,075.91	$343.44
154	Tract Map, Large (86 + lots)	16,098.71		$16,613.86	$515.16
155	Parcel Map (4 parcels maximum)	7,512.73		$7,753.14	$240.41
156	Map Parcel, Waiver	2,790.44		$2,879.74	$89.29
157	Lot Line Adjustment, 1 - 4 lots	3,541.72		$3,655.05	$113.33
158	Parcel Merger, Maximum 4 lots	5,044.26		$5,205.68	$161.42
159	Certificate of Compliance	3,493.42		$3,605.21	$111.79
160	Conditional Certificate of Compliance	2,146.49		$2,215.18	$68.69
161	Certificate of Correction	3,219.74		$3,322.77	$103.03
162	Vacation - Summary (requires 1 CC)	4,185.66		$4,319.60	$133.94
163	Vacation - General (requires 2 CC & signs)	5,634.55		$5,814.85	$180.31
164	Plan Check - PLN				
165	Easement Dedication/Quitclaim	86.93		$89.71	$2.78
166	Final Map, Amendment	232.89		$240.35	$7.45
167	Tract Map, Small (up to 25 lots)	232.89		$240.35	$7.45
168	Tract Map, Medium (26 to 85 lots)	466.86		$481.80	$14.94
169	Tract Map, Large (86 + lots)	700.83		$723.26	$22.43
170	Parcel Map (4 parcels maximum)	466.86		$481.80	$14.94
171	Map Parcel, Waiver	86.93		$89.71	$2.78
172	Lot Line Adjustment, 1 - 4 lots	86.93		$89.71	$2.78
173	Parcel Merger, Maximum 4 lots	86.93		$89.71	$2.78
174	Certificate of Compliance	86.93		$89.71	$2.78
175	Conditional Certificate of Compliance	349.88		$361.07	$11.20
176	Certificate of Correction	86.93		$89.71	$2.78
177	Vacation - Utility Approval Required	86.93		$89.71	$2.78
178	Vacation - Utility Approval Required	349.88		$361.07	$11.20
179	Plan Check - FIRE				
180	Tract Map, Small (Up to 25 lots)	183.53		$189.40	$5.87
181	Tract Map, Medium (26 to 85 lots)	183.53		$189.40	$5.87
182	Tract Map, Large (86+ lots)	183.53		$189.40	$5.87

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
183	Parcel Map (4 parcels maximum) - Residential	183.53		$189.40	$5.87
184	Plan Check - FIRE CONSULTANT				
185	Tract Map, Small (Up to 25 lots)	402.47		$415.35	$12.88
186	Tract Map, Medium (26 to 85 lots)	402.47		$415.35	$12.88
187	Tract Map, Large (86+ lots)	402.47		$415.35	$12.88
188	Parcel Map (4 parcels maximum) - Residential	402.47		$415.35	$12.88
189	Monument Inspection				
190	Inspection - ENG				
191	Permit Fee	103.03		$106.33	$3.30
192	Tract Map - Lots < 2.5	1,180.57		$1,218.35	$37.78
193	Tract Map - Lots > 2.5	1,770.86		$1,827.52	$56.67
194	Parcel Map 4 or less parcels < 20	590.29		$609.17	$18.89
195	Parcel Map 20 or >	1,180.57		$1,218.35	$37.78
196	Encroachment Permits				
197	Permit				
198	Permit Fee	103.03		$106.33	$3.30
199	Facility Indication Fee	19.32		$19.94	$0.62
200	Extension/Renewal	5% of construction cost "remaining" at the time of extension/renewal		5% of construction cost "remaining" at the time of extension/renewal	$0.00
201	Inspection				
202	Minimum 1 day - per permit	136.30		$140.66	$4.36
203	Additional Days - Residential or Collector	42.93		$44.30	$1.37
204	(Per Day) Secondary or Major	64.39		$66.46	$2.06
205	Arterial	85.86		$88.61	$2.75
206	Overtime - per hour	203.92		$210.44	$6.53
207	Scope of Work				
208	Pot Hole with 6" to 8" Core Vac				
209	Residential or Collector	42.93	each	$44.30	$1.37
210	Secondary or Major	64.39	each	$66.46	$2.06
211	Arterial	85.86	each	$88.61	$2.75
212	Trench - Pavement (maximum 2' wide)				
213	Residential or Collector	1.07	per linear ft	$1.11	$0.03
214	Secondary or Major	1.61	per linear ft	$1.66	$0.05
215	Arterial	2.15	per linear ft	$2.22	$0.07
216	Trench - Parkway or Dirt (maximum 2' wide)				
217	Residential or Collector	1.07	per linear ft	$1.11	$0.03
218	Secondary or Major	1.34	per linear ft	$1.38	$0.04
219	Arterial	1.61	per linear ft	$1.66	$0.05
220	Bore Pits				
221	Pavement	128.79	each	$132.91	$4.12
222	Parkway or Dirt	64.39	each	$66.46	$2.06
223	Pot Hole / Bore				
224	Pavement (1st 1,000 Linear Ft)	1.61		$1.66	$0.05
225	Parkway or Dirt	1.07	each	$1.11	$0.03
226	Test Monitoring Well	370.27	each	$382.12	$11.85
227	Curb Cores				
228	Commercial/Industry	107.32		$110.76	$3.43
229	Curb and Gutter (R&R)	1.61	per linear ft	$1.66	$0.05
230	Excavation				
231	Pavement	1.07	1st 1,000 Sq. Ft	$1.11	$0.03
232	Parkway or Dirt	0.75	per sq ft	$0.78	$0.02

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
233	Sidewalk (R&R)	1.61	per sq ft	$1.66	$0.05
234	Driveway				
235	Residential	370.27		$382.12	$11.85
236	Commercial/Industry	906.89		$935.91	$29.02
237	Temporary Power				
238	Per Street Crossing	128.79		$132.91	$4.12
239	Traffic Control				
240	Inspection				
241	Residential or Collector	42.93	each	$44.30	$1.37
242	Secondary or Major	64.39	each	$66.46	$2.06
243	Arterial	85.86	each	$88.61	$2.75
244	Other				
245	Curb Cores - Residential	78.35		$80.85	$2.51
246	Small Utility - Blanket Permit	78.35	each	$80.85	$2.51
247	Blanket Permit Administration Fee	665.41	per year	$686.71	$21.29
248	Transportation Permit				
249	Single Trip (1 round trip / 3 day maximum)	16.00		16.00	$0.00
250	Annual Permit (365 days)	90.00		90.00	$0.00
251	Other Fees				
252	Plan check fees assume maximum of four (4) plan checks	Additional plan check may require additional fees		Additional plan check may require additional fees	NA
253	Should Engineer's Cost Estimate amount increase during Plan Check	Additional plan check fees will be required		Additional plan check fees will be required	NA
254	Penalty if Work Started Without Permit - Grading or Encroachment	536.62		$553.80	$17.17

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
255	Permits issued for one (1) year construction period grading or encroachment	Permit extensions require additional Inspection Fee based on remaining work		Permit extensions require additional Inspection Fee based on remaining work	NA
256	WQMP Plan Check	Charged at prevailing Hourly Rate		Charged at prevailing Hourly Rate	NA
257	Legal Review	Actual Cost		Actual Cost	NA
258	Wireless Facilities Plan Check	Estimated Actual Cost		Estimated Actual Cost	NA
259	Over the counter plan check	Charged at prevailing Hourly Rate		Charged at prevailing Hourly Rate	NA
260	Engineers Cost Estimate, Fee Calculation Worksheet, Fees	May be subject to modification by PW Director		May be subject to modification by PW Director	NA
261	Permits - PW Inspection for Overtime Work	Charged at 1.5 times prevailing hourly rate		Charged at 1.5 times prevailing hourly rate	NA
262	Security Deposit Administration Fee	1% of Cash Security		1% of Cash Security	NA
263	Misc., Fee (FedEx, Copies, Etc.)	Actual Cost		Actual Cost	NA
264	At Risk Submittals (15% - 25%)	25% of original fee		25% of original fee	NA
265	Define Cost of Additional Submittals (>4)	Actual Cost		Actual Cost	NA
266	Change of Engineer or Owner during plan review (requires additional reviews)	Actual Cost		Actual Cost	NA
267	Statewide Community Infrastructure Program (SCIP) Application and Construction Costs/Invoice Review	3,080.22	each	$3,178.79	$98.57
268	CALTRANS Landscape Agreement	1,884.62	each	$1,944.93	$60.31
269	Engineering Agreements for Community Faciities District Reviews	525.89	Hourly	$542.72	$16.83
270	Final WQMP w/ Approved Preliminary - Commercial	4,829.61	each	$4,984.16	$154.55
271	Final WQMP w/ Approved Preliminary - Residential	1,051.78	each	$1,085.44	$33.66
272	Bond Release/Reduction/Replacements	767.37	each	$791.93	$24.56
273	Bond Release/Reduction/Replacements	767.37	each	$791.93	$24.56

Planning

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
1	All Fees				
2	Associate Planner	115.91	hour	$119.62	$3.71
3	Assistant Planner	96.53	hour	$99.62	$3.09
4	Deputy Director of Development Services	225.73	hour	$232.95	$7.22
5	City Planner	185.39	hour	$191.33	$5.93
6	Development Services Director	207.14	hour	$213.77	$6.63
7	Executive Assistant	121.81	hour	$125.71	$3.90
8	Management Analyst	117.78	hour	$121.55	$3.77
9	Sr. Planner	137.41	hour	$141.80	$4.40
10	Development Services Technician	92.08	hour	$95.03	$2.95
New	Records Clerk	80.05		$82.61	$2.56
11	Other Fees				
12	General Plan Update	53.66		$55.38	$1.72
13	Application Type				
14	Addressing (1 to 5 Addresses)	723.37		$746.52	$23.15
15	Addressing -Each additional 25 addresses (6 to 30 Addresses, etc.)	701.90		$724.36	$22.46
16	Annexation	10,732.47	deposit	$11,075.91	$343.44
17	Appeal	1,073.25		$1,107.59	$34.34
18	Block Party	136.30		$140.66	$4.36
19	Conditional Use Permits				
20	Administrative Alcohol Use	1,717.20		$1,772.15	$54.95
21	Conditional Use Permit (CUP)	9,659.22		$9,968.32	$309.10
22	Minor Conditional Use Permit (MCUP)	5,652.79		$5,833.68	$180.89
23	Conditional Use Permit (CUP) Revised Permit	6,978.25		$7,201.56	$223.30
24	Minor Conditional Use Permit (MCUP) Revised Permit	4,627.84		$4,775.93	$148.09
25	Conditional Use Permit/Minor CUP - Substantial Conformance	2,867.72		$2,959.48	$91.77
	Conditional Use Permit/Minor CUP - Minor Substantial Conformance	1,287.90		$1,329.11	$41.21
26	Development Agreements				
27	Development Agreement	16,098.71	Deposit	$16,613.86	$515.16
28	Development Agreement Amendment	10,732.47	Deposit	$11,075.91	$343.44
29	Development Agreement Annual Review	3,219.74		$3,322.77	$103.03
30	Development Code Amendment				
31	Deposit Amount	10,732.47	Deposit	$11,075.91	$343.44
32	Development Plan Permits				
33	Development Plan Permit (Hearing)	15,425.78		$15,919.40	$493.62
34	Development Plan Permit (Administrative)	10,236.63		$10,564.20	$327.57
35	Development Plan Permit - Revised Permit (Hearing)	12,737.30		$13,144.89	$407.59
36	Development Plan Permit - Minor Improvements	2,281.72		$2,354.74	$73.02
37	Development Plan Permit - Minor Substantial Conformance	3,659.77		$3,776.88	$117.11
38	Development Plan (Multi-Family)	16.10	per unit	$16.61	$0.52
39	Development Plan (Commercial/Industrial)	71.91	per acre	$74.21	$2.30
40	Development Review - Fire	1,011.00		$1,043.35	NA
41	Development Review Committee Resubmitted Fee for 3rd+ review	1,780.52		$1,837.49	$56.98
42	Environmental Review				
43	Environmental Assessment (Initial Study/ND/MND)	4,398.17	plus contract amount	$4,538.91	$140.74
44	Environmental Impact Report	21,464.94	Deposit	$22,151.82	$686.88
45	Extension of Time				
46	Extension of Time	2,791.52		$2,880.84	$89.33
47	Filming Permit	109.47	plus actual cost of police, fire and public works	$112.97	$3.50
48	General Plan Amendment	10,732.47	deposit	$11,075.91	$343.44

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
49	Home Occupation Permit	65.47		$67.56	$2.09
50	Lanscape Plan Check/Inspection				
51	Landscape Inspection	$1,000 SFR/ $500 All other	each	$1,000 SFR/ $500 All other	NA
52	Landscape Plan Check	$3,000 SFR/ $1,000 All other	per sheet excl. title, up to 3 plan checks	$3,000 SFR/ $1,000 All other	NA
53	Large Family Day Care	2,146.49		$2,215.18	$68.69
54	Master Development Plan	10,732.47		$11,075.91	$343.44
55	Noticing				
56	Notice - Mailed (includes postage/paper costs)	177.09		$182.75	$5.67
57	Newspaper Notice - Standard Ad (includes newspaper costs)	Actual Cost		Actual Cost	
58	Newspaper Notice - Display Ad (includes newspaper costs)	697.61		$719.93	$22.32
59	Notice - Property Posting (includes sign installation cost)	Actual Cost		Actual Cost	
60	Phasing Plan/Map	6,257.03		$6,457.25	$200.22
61	Pre-Application Review Multi-Family	2,683.12		$2,768.98	$85.86
62	Pre-Application Review	1,073.25		$1,107.59	$34.34
63	Sign Program				
64	Sign Program	1,426.35		$1,471.99	$45.64
65	Sign Program Amendment	773.81		$798.57	$24.76
66	Sign Permit (1 - 4 signs)	57.96		$59.81	$1.85
67	Specific Plans				
68	Specific Plan	21,464.94	deposit	$22,151.82	$686.88
69	Specific Plan Amendment	10,732.47	deposit	$11,075.91	$343.44
70	Street Names				
71	Street Names (up to 10 street names)	1,016.36		$1,048.89	$32.52
72	Street Names (additional street names-increments of 10)	795.28		$820.72	$25.45
73	Street Name Change (Hearing)	4,795.27		$4,948.72	$153.45
74	Surface Mining Permit	13,238.50		$13,662.13	$423.63
75	Temporary Use Permit	1,073.25		$1,107.59	$34.34
76	Tentative Maps				
77	Tentative Tract	16,098.71	deposit	$16,613.86	$515.16
78	Tentative Condo Map	16,098.71	deposit	$16,613.86	$515.16
79	Tentative Parcel Map - Residential	16,098.71	deposit	$16,613.86	$515.16
80	Tentative Parcel Map - Commercial/Industrial	10,732.47	deposit	$11,075.91	$343.44
81	Tentative Tract or Parcel Map - Revised (Minor)	7,257.30		$7,489.53	$232.23
82	Tentative Tract - Revised (Major)	10,732.47	deposit	$11,075.91	$343.44
83	Parcel Map - Revised (Major)	8,411.04		$8,680.19	$269.15
84	Vesting Tentative Tract or Parcel Map - Revised (Minor)	4,372.41		$4,512.33	$139.92
85	Vesting Tentative Tract or Parcel Map - Revised (Major)	10,732.47	deposit	$11,075.91	$343.44
86	Per Lot	26.83		$27.69	$0.86
87	Parcel Merger	4,195.32		$4,329.57	$134.25
88	Reversion to Acreage	6,715.31		$6,930.20	$214.89
89	Variance				
90	Variance (Public Hearing)	2,683.12	deposit	$2,768.98	$85.86
91	Variance (Administrative)	2,146.49		$2,215.18	$68.69
92	Reasonable Accommodation	214.65		$221.52	$6.87
93	Zoning				
94	Zone Change	10,732.47	Deposit	$11,075.91	$343.44
95	Zoning/Project Information Letter/Research for 2 hours	294.07		$303.48	$9.41
96	Zoning/Project Information Letter/Research, each additional 1 hour	91.23		$94.15	$2.92
97	Estopel Agreements	694.39		$716.61	$22.22
98	MSHCP: JPR or DBESP or HANS	1,094.71		$1,129.74	$35.03
99	Short - Term Vacation Rentals				
100	Non-Hosted application/renewal fee	332.71		$343.35	$10.65
101	“Hosted” application/renewal fee	241.48		$249.21	$7.73

Planning

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
102	Revolving Loan				
103	Application Fee	NEW		$1,976.00	NA
104	Loan Origination Fee	NEW		$11,016.00	NA

Fire

#	Fee	Current Fee	Unit	Suggested Fee	Fee Δ
1	Plan Check/Inspections	$171.72	hour	$177.21	$5.50
2	Fire Marshal	$261.87	hour	$270.25	$8.38
3	Fire - Fiscal Management Analyst	$127.72	hour	$131.80	$4.09
4	Fire - Senior Office Specialist	$77.27	hour	$79.75	$2.47
5	Fire Prevention Coordinator	$82.64	hour	$85.28	$2.64
6	Fire Inspector	$88.01	hour	$90.82	$2.82
7	Battalion Chief	$273.68	hour	$282.44	$8.76
8	Deputy Fire Marshal	$100.89	Hour	$104.11	$3.23
9	Firefighter/Paramedic	$129.64	Hour	$133.79	$4.15
10	Fire Engineer	$184.04	Hour	$189.93	$5.89
11	Fire Captain	$222.56	Hour	$229.68	$7.12
12	Fire Development Services Technician	$83.67	Hour	$86.35	$2.68
13	Emergency Medical Services Coordinator	$114.84	Hour	$118.51	$3.67
14	Disaster Preparedness Coordinator	$91.60	Hour	$94.53	$2.93
15	Senior Management Analyst	$177.51	Hour	$183.19	$5.68
16	Fire Captain (40 Hour)	$278.38	Hour	$287.28	$8.91
17	Fire Investigator	$278.38	Hour	$287.28	$8.91
18	Fire Sprinklers				
19	Plan Check				
20	Tenant Improvement - (2-10 heads)	$151.33		$156.17	$4.84
21	Tenant Improvement - (11-50 heads)	$240.41		$248.10	$7.69
22	Tenant Improvement - (51-100 heads)	$329.49		$340.03	$10.54
23	Tenant Improvement - (100+ heads)	$418.57		$431.96	$13.39
24	Automatic Fire Sprinkler System - New building, new system (1-100)	$329.49		$340.03	$10.54
25	Automatic Fire Sprinkler System - New building, new system (101-300)	$414.27		$427.53	$13.26
26	Automatic Fire Sprinkler System - New building, new system (301-700)	$462.57		$477.37	$14.80
27	Automatic Fire Sprinkler System - New building, new system (700+)	$596.73		$615.82	$19.10
28	Home Sprinkler System				
29	Plan Check (up to 5,000 sq. ft.)	$195.33	per house	$201.58	$6.25
30	Plan Check (over 5,000 sq. ft.)	$284.41	per house	$293.51	$9.10
31	Inspection				
32	Tenant Improvement - With Field Inspection (1-10 heads)	$195.33		$201.58	$6.25
33	Tenant Improvement - With Field Inspection (11-50 heads)	$240.41		$248.10	$7.69
34	Tenant Improvement - With Field Inspection (51-100 heads)	$284.41		$293.51	$9.10
35	Tenant Improvement - Field inspection (101+ heads)	$329.49		$340.03	$10.54
36	Automatic Fire Sprinkler System - New building, new system (1-100)	$373.49		$385.44	$11.95
37	Automatic Fire Sprinkler System - New building, new system (101-300)	$462.57		$477.37	$14.80
38	Automatic Fire Sprinkler System - New building, new system (301-700)	$596.73		$615.82	$19.10
39	Fire Sprinkler Inspection				
40	Automatic Fire Sprinkler System - New building, new system (700+)	$774.88		$799.68	$24.80
41	Home Sprinkler System				
42	Plan Check (up to 5,000 sq. ft.)	$329.49	per house	$340.03	$10.54
43	Plan Check (over 5,000 sq. ft.)	$418.57	per house	$431.96	$13.39
44	Fire Consultant				
45	Tenant Improvement - (2-10 heads)	$311.24		$321.20	$9.96
46	Tenant Improvement - (11-100 heads)	$475.45		$490.66	$15.21
47	Tenant Improvement - (101 + heads)	$702.98		$725.47	$22.50

#	Fee	Current Fee	Unit	Suggested Fee	Fee Δ
48	Automatic Fire Sprinkler System - New building, new system (per system, includes ONE hydraulic calculation)	$572.04		$590.35	$18.31
49	Home Sprinkler System (Includes ONE hydraulic calculation)				
50	Fire Consultant (up to 5,000 sq. ft.)	$354.17	per house	$365.50	$11.33
51	Fire Consultant (over 5,000 sq. ft.)	$572.04	per house	$590.35	$18.31
52	Home Sprinkler System				
53	Fire Consultant (additional hydraulic calculation)	$47.22	per house	$48.73	$1.51
54	Fire Consultant				
55	Automatic Fire Sprinkler - New Building New System - Additional Floor Per Building	$150.25	per building	$150.25	$0.00
56	Automatic Fire Sprinkler - New Building. New System Additional Hydraulic Calculation Per Building	$96.59	per building	$96.59	$0.00
57	Fire Alarms				
58	Plan Check				
59	Fire Alarm Tenant Improvement (1-10 devices)	$151.33		$156.17	$4.84
60	Fire Alarm Tenant Improvement (11-50 devices)	$240.41		$248.10	$7.69
61	Fire Alarm Tenant Improvement (51-100 devices)	$329.49		$340.03	$10.54
62	Fire Alarm Tenant Improvement (101+ devices)	$418.57		$431.96	$13.39
63	Fire Alarm Tenant Improvement (For each communicator - Landline to Wireless)	$151.33		$156.17	$4.84
64	Fire Alarm Submittal - New Building, New System (1-10)	$284.41		$293.51	$9.10
65	Fire Alarm Submittal - New Building, New System (11-50)	$329.49		$340.03	$10.54
66	Fire Alarm Submittal - New Building, New System (51-100)	$418.57		$431.96	$13.39
67	Fire Alarm Submittal - New Building, New System (101+)	$596.73		$615.82	$19.10
68	Fire Consultant				
69	Fire Alarm Tenant Improvement (1-10 devices)	$332.71		$343.35	$10.65
70	Fire Alarm Tenant Improvement (11-100 devices)	$518.38		$534.97	$16.59
71	Fire Alarm Tenant Improvement (more than 100 devices)	$702.98		$725.47	$22.50
72	Fire Alarm Submittal - New Building, New System (one floor)	$572.04		$590.35	$18.31
73	Inspection				
74	Fire Alarm Tenant Improvement (1-10 devices)	$195.33		$201.58	$6.25
75	Fire Alarm Tenant Improvement (11-50 devices)	$240.41		$248.10	$7.69
76	Fire Alarm Tenant Improvement (51-100 devices)	$329.49		$340.03	$10.54
77	Fire Alarm Tenant Improvement (more than 100 devices)	$462.57		$477.37	$14.80
78	Fire Alarm Tenant Improvement (Per communicator - Landline to wireless)	$526.96		$543.83	$16.86
79	Fire Alarm Submittal - New Building, New System (1-10 devices)	$570.97		$589.24	$18.27
80	Fire Alarm Submittal - New Building, New System (11-50 devices)	$616.04		$635.76	$19.71
81	Fire Alarm Submittal - New Building, New System (51-100 devices)	$705.12		$727.69	$22.56
82	Fire Alarm Submittal - New Building, New System (more than 100 devices)	$838.21		$865.03	$26.82
83	Special Structures Four or more stories, special hazards, etc. (Applies to both fire sprinkler systems and building plans as separate submittals)				
84	Plan Check				
85	Building Plan Check/Field Inspection	$795.28		$820.72	$25.45
86	Special Structures Four or more stories, special hazards, etc.				
87	Plan Check				
88	High-rise (over 55')	$973.44		$1,004.58	$31.15
89	Fire Consultant				

Fire

#	Fee	Current Fee	Unit	Suggested Fee	Fee Δ
90	Building Plan Check/Field Inspection	$890.80		$919.30	$28.51
91	High-rise (over 55')	$1,022.80		$1,055.53	$32.73
92	Inspection				
93	Building Plan Check/Field Inspection	$617.12		$636.86	$19.75
94	High-rise (over 55')	$795.28		$820.72	$25.45
95	Fire Protection Systems				
96	Plan Check				
97	Private On-Site Water Systems	$418.57		$431.96	$13.39
98	Industrial/Commercial Private On-Site Water System	$418.57		$431.96	$13.39
99	Halon System	$195.33		$201.58	$6.25
100	Hood Duct Systems (per hood)	$240.41		$248.10	$7.69
101	Fuel Modification Plan Review	$240.41		$248.10	$7.69
102	Nitrous Oxide/Oxygen Systems, Compressed Gas Tanks & Related Systems	$240.41		$248.10	$7.69
103	Spray Paint Booth	$240.41		$248.10	$7.69
104	Fire Consultant				
105	Fire - Private UG On-Site Water Systems (1- 9 hydrants)	$461.50		$476.26	$14.77
106	Fire - Private UG On-Site Water System (10 or more hydrants)	$676.15		$697.78	$21.64
107	Halon System	$429.30		$443.04	$13.74
108	Hood Duct Systems (per hood)	$343.44		$354.43	$10.99
109	Fuel Modification Plan Review (Single Family Residence)	$482.96		$498.42	$15.45
110	Fuel Modification Plan Review (Multi-Family, Tract, Commercial)	$804.94		$830.69	$25.76
111	Nitrous Oxide/Oxygen Systems, Compressed Gas Tanks, CO2 & Related Systems	$429.30		$443.04	$13.74
112	Spray Paint Booth	$429.30		$443.04	$13.74
113	Inspection				
114	Fire - Private UG On-Site Water Systems (1- 9 hydrants)	$418.57		$431.96	$13.39
115	Fire - Private UG On-Site Water System (10 or more hydrants)	$596.73		$615.82	$19.10
116	Halon System	$240.41		$248.10	$7.69
117	Hood Duct Systems (per hood)	$240.41		$248.10	$7.69
118	Fuel Modification Plan Review	$217.87		$224.84	$6.97
119	Nitrous Oxide/Oxygen Systems, Compressed Gas Tanks & Related Systems	$284.41		$293.51	$9.10
120	Spray Paint Booth	$240.41		$248.10	$7.69
121	Fuel Storage				
122	Plan Check				
123	Underground Fuel Storage	$240.41		$248.10	$7.69
124	Above Ground Fuel Storage	$240.41		$248.10	$7.69
125	Tank Removal	$151.33		$156.17	$4.84
126	Fire Consultant				
127	Underground Fuel Storage	$697.61		$719.93	$22.32
128	Above Ground Fuel Storage	$697.61		$719.93	$22.32
129	Inspection				
130	Underground Fuel Storage	$240.41		$248.10	$7.69
131	Above Ground Fuel Storage	$240.41		$248.10	$7.69
132	Tank Removal	$240.41		$248.10	$7.69
133	Care Services				
134	Inspection				
135	Residential Day Care (Max. 14 children)	$284.41		$293.51	$9.10
136	Residential Care Facility Pre-Inspection	$284.41		$293.51	$9.10
137	Fire Safety Business Inspection				
138	Inspection				

Fire

#	Fee	Current Fee	Unit	Suggested Fee	Fee Δ
139	Existing Business Inspection - Up to 3,000 sq ft (Includes one re-inspection)	$152.40		$157.28	$4.88
140	Existing Business Inspection - 3,001 - 6,000 sq ft (Includes one re-inspection)	$197.48		$203.80	$6.32
141	Existing Business Inspection - 6,001 - 11,000 sq ft sq ft (Includes one re-inspection)	$241.48		$249.21	$7.73
142	Existing Business Inspection - 11,001 - 22,000 sq ft (Includes one re-inspection)	$330.56		$341.14	$10.58
143	Existing Business Inspection - Up to 22,001 - 50,000 sq ft (Includes one re-inspection)	$419.64		$433.07	$13.43
144	Existing Business Inspection -50,001 - 200,000 sq ft (Includes one re-inspection)	$507.65		$523.89	$16.24
145	Existing Business Inspection - Larger than 200,000 sq ft (Includes one re-inspection)	$595.65		$614.71	$19.06
146	Miscellaneous Fees				
147	Hazardous Material Disclosure				
148	Weed Abatement Administrative Fee	$231.82	plus Contractor Abatement Services	$239.24	$7.42
149	Burn Permit	$165.28		$170.57	$5.29
150	Plan Check				
151	Special Events/Outdoor Assembly	$240.41		$248.10	$7.69
152	Tents and Air Supported Structures	$240.41		$248.10	$7.69
153	Fire Protection System				
154	FIRE - Private On-Site Water System (Rural Areas)				
155	Plan Check	$240.41		$248.10	$7.69
156	Fire Consultant	$440.03		$454.11	$14.08
157	Miscellaneous Fees				
158	Inspection				
159	Self Inspections - Low Fire Risk Businesses	$50.44		$52.06	$1.61
160	Special Events/Outdoor Assembly	$151.33		$156.17	$4.84
161	Tents and Air Supported Structures	$151.33		$156.17	$4.84
162	Medical Facilities + 5 year Inspection	$329.49		$340.03	$10.54
163	Other Miscellaneous Inspections	$151.33		$156.17	$4.84
164	Follow-up Inspections for Non-compliance	$268.31		$276.90	$8.59
165	Fire Protection System				
166	Inspection				
167	FIRE - Private On-Site Water System (Rural Areas)	$195.33		$201.58	$6.25
168	Miscellaneous Fees				
169	Assessment charged for Extenuating Services				
170	Drunk Driving Accident Cost Recovery	$587.07		$585.92	-$1.15
171	Public Assistance				
172	Engine Company Standby	$567.75	hourly, per engine	$585.92	$18.17
173	Lift Assist Home Care Facility	$318.75	hourly, per engine	$585.92	$267.16
174	Medic Patrol Standy	$290.85	hourly, per engine	$300.16	$9.31
175	Truck Company Standby	new	hourly, per engine	$725.92	
176	Fire Investigation Work				
177	Fire Investigation Work	$577.41	hourly, per engine	$595.88	$18.48
178	Development Plan Review				

Fire

#	Fee	Current Fee	Unit	Suggested Fee	Fee Δ
179	Site Plan Review				
180	Plan Review - Fire Flow Forms	$50.44		$52.06	$1.61
181	Plan Check - Site Plan Review conceptual/consultation	$151.33		$156.17	$4.84
182	Final Map/Mylar Review				
183	Plan Check - Final Map/Mylar Review	$325.19		$335.60	$10.41
184	Fire Code Appeal				
185	Plan Check - Fire Code Appeal	$850.01		$877.21	$27.20
186	Permits				
187	Fire Alarm Permit				
188	Fire Alarm Permit Residential and Commercial - per year	$31.12		$32.12	$1.00
189	Fire Code Permit				
190	Aerosol Products - Retail Storage	$130.94		$135.13	$4.19
191	Aerosol Products - Warehouse and Storage	$218.94		$225.95	$7.01
192	Asbestos Removal	$174.94		$180.54	$5.60
193	Auto Wrecking Yard	$174.94		$180.54	$5.60
194	Battery System	$218.94		$225.95	$7.01
195	Bowling Pin/Alley Refinish - Initial Permit	$218.94		$225.95	$7.01
196	Bowling Pin/Alley Refinish - Renewal Permit	$152.40		$157.28	$4.88
197	Candles/Open Flame in Assembly Areas - Single Use	$85.86		$88.61	$2.75
198	Candles/Open Flame in Assembly Areas - Ongoing Permit	$174.94		$180.54	$5.60
199	Carnivals and Fairs	$312.31		$322.31	$9.99
200	Cellulose Nitrate Film	$218.94		$225.95	$7.01
201	Cellulose Nitrate Storage	$174.94		$180.54	$5.60
202	Combustible Fiber Storage	$218.94		$225.95	$7.01
203	Combustible Material Storage	$130.94		$135.13	$4.19
204	Compressed Gas - store/handle/use - Initial Permit	$218.94		$225.95	$7.01
205	Compressed Gas - store/handle/use - Renewal Permit	$130.94		$135.13	$4.19
206	Commercial Rubbish Handling Operation - Initial Permit	$174.94		$180.54	$5.60
207	Commercial Rubbish Handling Operation - Renewal Permit	$130.94		$135.13	$4.19
208	Cryogen Use - review plans, installation, inspection, use. Initial Permit	$330.56		$341.14	$10.58
209	Cryogen Use - review plans, installation, inspection, use. Renewal Permit	$130.94		$135.13	$4.19
210	Dry Cleaning Plants - Initial Permit	$130.94		$135.13	$4.19
211	Dry Cleaning Plants - Renewal Permit	$130.94		$135.13	$4.19
212	Dust Producing Operation - Initial Permit	$218.94		$225.95	$7.01
213	Dust Producing Operation - Renewal Permit	$130.94		$135.13	$4.19
214	Explosive or Blasting Agents - Permit for 2 Blasts only	$174.94		$180.54	$5.60
215	Explosive or Blasting Agents - Additional Permit for more than 2 Blasts	$108.40		$111.87	$3.47
216	Firework Grounds Displays	$130.94		$135.13	$4.19
217	Firework Pyrotechnic Special Effects - Theatrical/Movies	$152.40		$157.28	$4.88
218	Firework Aerial Display - includes ground displays	$353.10		$364.40	$11.30
219	Flammable or Combustible Liquids - Retail Storage	$130.94		$135.13	$4.19
220	Flammable or Combustible Liquids - Pipelines/Operations/Excavation	$130.94		$135.13	$4.19
221	Flammable or Combustible Liquids - Containers/Tanks - Initial Permit	$241.48		$249.21	$7.73
222	Flammable or Combustible Liquids - Containers/Tanks - Renewal Permit	$152.40		$157.28	$4.88
223	Flammable or Combustible Liquids - Underground Tanks	$130.94		$135.13	$4.19
224	Flammable or Combustible Liquids - Tank Removal	$174.94		$180.54	$5.60
225	Flammable or Combustible Liquids - Tank Vehicles - Initial Permit	$174.94		$180.54	$5.60

Fire

#	Fee	Current Fee	Unit	Suggested Fee	Fee Δ
226	Flammable or Combustible Liquids - Tank Vehicles - Renewal Permit	$130.94		$135.13	$4.19
227	Fruit Ripening Process Permit	$130.94		$135.13	$4.19
228	Fumigation or Thermal Insecticides Fogging	$130.94		$135.13	$4.19
229	Hazardous Materials - Retail Storage	$130.94		$135.13	$4.19
230	Hazardous Materials - Store/Handle/Use - Initial Permit	$375.64		$387.66	$12.02
231	Hazardous Materials - Store/Handle/Use - Renewal Permit	$152.40		$157.28	$4.88
232	Hazardous Production Materials	$330.56		$341.14	$10.58
233	High Piled Combustible Stock - Initial Permit	$330.56		$341.14	$10.58
234	High Piled Combustible Stock - Renewal Permit	$197.48		$203.80	$6.32
235	LPG - Non Single Family Dwelling	$218.94		$225.95	$7.01
236	LPG - Single Family Dwelling	$152.40		$157.28	$4.88
237	Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	$152.40		$157.28	$4.88
238	Lumber Yards	$130.94		$135.13	$4.19
239	Mall Covered	$218.94		$225.95	$7.01
240	Motor Vehicle Fuel Dispensing Station	$130.94		$135.13	$4.19
241	Motor Vehicle Refueling Unit	$218.94		$225.95	$7.01
242	Open Fires - Bonfires	$130.94		$135.13	$4.19
243	Organic Coatings - Initial Permit	$375.64		$387.66	$12.02
244	Organic Coatings - Renewal Permit	$241.48		$249.21	$7.73
245	Ovens - Industrial Baking/Drying - Initial Permit	$218.94		$225.95	$7.01
246	Ovens - Industrial Baking/Drying - Renewal Permit	$130.94		$135.13	$4.19
247	Places of Assembly - 50 to 100 people	$130.94		$135.13	$4.19
248	Places of Assembly - 101 to 300 people	$197.48		$203.80	$6.32
249	Places of Assembly - more than 300 people	$286.56		$295.73	$9.17
250	Radioactive Materials - Initial Permit	$197.48		$203.80	$6.32
251	Radioactive Materials - Renewal Permit	$197.48		$203.80	$6.32
252	Refrigeration Equipment Installation or Operations - Initial Permit	$264.02		$272.47	$8.45
253	Refrigeration Equipment Installation or Operations - Renewal Permit	$241.48		$249.21	$7.73
254	Repair Garages	$130.94		$135.13	$4.19
255	Special Use/Event Permit	$130.94		$135.13	$4.19
256	Spraying or Dipping - Initial Permit	$330.56		$341.14	$10.58
257	Spraying or Dipping - Renewal Permit	$174.94		$180.54	$5.60
258	Tents/Canopy/Membrane Structures < 100 occupants	$130.94		$135.13	$4.19
259	Tents - all others - more than 100 occupants	$330.56		$341.14	$10.58
260	Tire Storage	$174.94		$180.54	$5.60
261	Wood Products	$218.94		$225.95	$7.01
262	Hot Work and Cutting Operations (within occupancy and mobile)	$174.94		$180.54	$5.60
263	Defensible Space Inspection (DSI)	$261.87		$270.25	$8.38
264	Billing Fee per invoice for annual business inspections	$19.32		$19.94	$0.62
265	Billing Fee per invoice for new construction or T.I. inspections	$19.32		$19.94	$0.62
266	Billing Fee per invoice for permit use inspections.	$19.32		$19.94	$0.62
267	Plans Examiner Consultant Fees				
268	Fire Pump system	$590.29		$609.17	$18.89
269	Standpipe System	$268.31		$276.90	$8.59
270	Smoke Control	$1,287.90		$1,329.11	$41.21
271	Special System / Process. (HPS) each.	$429.30		$443.04	$13.74
272	Hazardous Material Disclosure	$901.53		$930.38	$28.85

Fire

#	Fee	Current Fee	Unit	Suggested Fee	Fee Δ
273	Development Review (FD access / CUP, etc.)	$402.47		$415.35	$12.88
274	Fire Protection Plan	$590.29		$609.17	$18.89
275	Revisions	$236.11		$243.67	$7.56
276	Expedite Plan Check per submittal	$214.65		$221.52	$6.87
277	Time & Material hourly rate	$128.79		$132.91	$4.12
278	Consultant Inspections per hour	$118.06		$121.83	$3.78
279	Records Retention - plans and reports	$1.07	per page	$1.11	$0.03
280	False Fire Alarm Response (Murrieta Municipal Code 8.04.050)				
281	Third False Alarm (within a 30 day period, and after 1st and 2nd warning notice of violation has been mailed or delivered to owner or tenant)	$100.00	Each	$100.00	NA
282	Fourth False Alarm (within 60 day period)	$185.00	Each	$185.00	NA
283	Fifth and Subsequent False Alarms (within 90 to 365 days)	$300.00	Each	$300.00	NA
284	Hazardous spills and clean-up	Actual Cost	Each incident	Actual Cost	NA
285	Copies				
286	Incident Report	$10.73		$11.08	$0.34
287	Incident Report with copied pictures (if available)	$13.95		$14.40	$0.45
288	Fire Investigation Report	$10.73		$11.08	$0.34
289	Fire Investigation Report with copied pictures (if available)	$13.95		$14.40	$0.45

Police

#	Fee	Current Fee/Charge	Unit	Calculated	Rounded	Fee Δ
1	Other Fees					
2	Security Services	143.82	hour	$148.42	$148.40	$4.58
3	Police Services					
4	Live Scan Rolling Fee (other state and federal fees may apply)	20.00			$20.00	$0.00
5	Civil Subpoena (Sworn) Deposit	275.00	per day		$275.00	$0.00
6	Civil Subpoena (Non-Sworn) Deposit	275.00	per day		$275.00	$0.00
7	Clearance Letter	18.25		$18.83	$18.80	$0.55
8	Clearance Letter with Notary Public Certification	33.25		$33.83	$33.80	$0.55
9	Photographs					
10	Digital Photographs	21.46	up to 10, $1 per photo add'l	$22.15	$22.15	$0.69
11	Computer Searches					
12	Concealed Weapon Permit (CCW)					
13	Initial Permit (does not include fingerprinting or training)	100.00			$100.00	$0.00
14	Renewal	25.00			$25.00	$0.00
15	Amended Permit	10.00			$10.00	$0.00
16	Towing/Impound/Storage Fees					
17	Stored/Impound Vehicles					
18	Release	72.98		$75.32	$75.30	$2.32
19	30 day impound release	238.26		$245.89	$245.85	$7.59
20	Firearms Storage Fee (Penal Code Section 12021.3(j)(1))					
21	Processing Fee	90.15	per firearm	$93.04	$93.00	$2.85
22	Storage Fee	27.90	per month per firearm	$28.80	$28.80	$0.89
23	Firearms Range (Non-Murrieta Police Department)					
24	Retired Officer Range Qualification Fee	32.20		$33.23	$33.20	$1.00
25	Taxi Cab Business Permits					
26	Taxi Cab Business Permit Fee	107.32		$110.76	$110.75	$3.43
27	Taxi Cab Permit Fee	72.98		$75.32	$75.30	$2.32
28	Taxi Cab Driver Permit Fee (expires two years from date of issuance)	72.98		$75.32	$75.30	$2.32
29	Other Permits					
30	Massage Permits/Renewal	220.02		$227.06	$227.05	$7.03
31	Bingo Permit	220.02		$227.06	$227.05	$7.03
	Medicinal Cannabis	342.00		$352.94	$352.90	NA
32	False Alarm Response (Murrieta Municipal Code 8.04.050)					
33	Fourth False Alarm (within 365 day period)	100.00		$103.20	100.00	$0.00
34	Fifth False Alarm (within 365 day period)	150.00		$154.80	150.00	$0.00
35	Sixth and Subsequent False Alarms (within 365 day period)	200.00	each	$206.40	200.00	$0.00
36	Miscellaneous Fees					
37	Audio Tapes Duplication	21.46	each	$22.15	$22.15	$0.69
38	Business License Background Check	220.02		$227.06	$227.05	$7.03
39	Business License Clearance	74.05		$76.42	$76.40	$2.35
40	Background Investigation (non-law enforcement)	18.25		$18.83	$18.80	$0.55
41	Traffic Accident Reports - Review/Processing Fee	19.32	first ten pages	$19.94	$19.90	$0.58
42	Crime Reports - Review/Processing Fee	5.37		$5.54	$5.50	$0.13
43	Incident Reports-Reviewing/Processing Fee	10.73	per incident	$11.08	$11.05	$0.32

Code Enforcement

#	Fee	Current Fee/Charge	Unit	Calculated Fee	Rounded	Fee Δ
1	General & Professional	118.06	hour	121.83	$121.80	$3.74
2	Initial Investigation					
3	Intake complaint, research, case preparation, field investigation, initial discovery, notice of violation, evidence collection, report writing	148.11	hour	152.85	$152.85	$4.74
4	Second Initial Investigation (Same Case)					
5	Case files review, 2nd field investigation, report writing, case closure or process with 3rd follow-up investigation	148.11	hour	152.85	$152.85	$4.74
6	Citation and Non-Compliance Follow-Up Investigation					
7	Citation Issuance, report writing, court routing, court case file preparation, pretrial follow-up investigation, arraignment	153.47	hour	158.39	$158.35	$4.88
8	Trial Preparation, Trial, Compliance Follow-Up Investigation					
9	Pre-trial follow-up investigation, evidence organization, trial preparation, trial sentencing, compliance follow-up	153.47	hour	158.39	$158.35	$4.88
10	Administrative Citations					
11	1st Violation per Murrieta Municipal Code 1.26.030	100.00	not to exceed		100.00	NA
12	2nd Violation per Murrieta Municipal Code 1.26.030	200.00	not to exceed		200.00	NA
13	3rd Violation per Murrieta Municipal Code 1.26.030	500.00	not to exceed		500.00	NA
14	1st Violation Short Term Vacation Rental	1,500.00			1,500.00	NA
15	2nd Violation Short Term Vacation Rental	3,000.00			3,000.00	NA
16	3rd Violation Short Term Vacation Rental	5,000.00			5,000.00	NA
17	Property Registration					
18	Lender registration on vacant homes	104.10		107.44	$107.40	$3.30
19	Temporary Sign Permit	91.23		94.15	$94.15	$2.92

Business License

#	Fee	Current Fee/Charge	Unit	Calculated Fee	Rounded	Fee Δ
1	Temporary Vendor Permit (Special Events only)	12.88	per day	13.29	$13.25	$0.37
2	Late Fee - Temporary Vendor Permit (Special Events only)	5.37	per vendor, per each day late	5.54	$5.50	$0.13
3	Business License List	25.76		26.58	$26.55	$0.79
4	Change of Address	6.44		6.65	$6.65	$0.21
5	Replacement of Lost License	6.44		6.65	$6.65	$0.21
6	Name Change	6.44		6.65	$6.65	$0.21
7	Non-Approved Business License	37.56		38.77	$38.75	$1.19
8	Vending Machine Tag	6.44	each machine	6.65	$6.65	$0.21
9	Flat Rate Fee Schedule (supersedes Gross Receipt Schedule)	107.32	per year	110.76	$110.75	$3.43
10	Sate Fee SB 1186 per Business License	4.00	per year	4.13	$4.10	$0.10
11	Vehicle Tag (company vehicles with advertising used for the delivery of personal property or services)	6.44	per vehicle p	6.65	$6.65	$0.21

Library

#	Fee	Current Fee/Charge	Unit	Calculated	Rounded	Fee Δ
1	Borrower's Cards					
2	Replacement for lost/damaged card	2.68		2.77	$2.75	$0.07
3	Library Special Services					
4	Interlibrary Loan (ILL)	5.37		5.54	$5.50	$0.13
6	Unclaimed Holds	0.80	per item	0.83	$0.80	$0.00
7	Overdue Fines - All Materials					
8	Adult					
9	Fine	0.27	per day	0.28	$0.25	-$0.02
10	Maximum	5.37		5.54	$5.50	$0.13
11	Adult Media					
12	Fine	0.27	per day	0.28	$0.25	-$0.02
13	Maximum	5.37		5.54	$5.50	$0.13
14	Library of Things					
15	Fine	0.27	per day	0.28	$0.25	-$0.02
16	Maximum	5.37		5.54	$5.50	$0.13
17	Damaged/Lost					
18	Bar Code or RFID	2.15		2.22	$2.20	$0.05
19	Recorded books/CDs	10.73	per piece	11.08	$11.05	$0.32
20	CD or DVD Case	7.51	per case	7.75	$7.75	$0.24
21	Book/CD Kits	37.56	per kit	38.77	$38.75	$1.19
22	Library of Things Cleaning Fee	5.37	per item	5.54	$5.50	$0.13
23	Printing and Photocopying					
24	Black & white	0.27	per page	0.28	$0.25	-$0.02
25	Color	0.80	per page	0.83	$0.80	$0.00
26	3D printing cost	0.16	per gram	0.17	$0.15	-$0.01
27	Facility Rental Fees					
28	Community Room					
29	Resident Private/Political/Religious/Commercial	118.06	per hour	121.83	$121.80	$3.74
30	Non-Resident Private/Political/Religious/Commercial	171.72	per hour	177.21	$177.20	$5.48
31	Non-Profit	32.20	per hour	33.23	$33.20	$1.00
32	Event Secruity for events where alcohol is consumed	143.82	per hour per officer	148.42	$148.40	$4.58
33	Community Room and Garden					
34	Resident Private/Political/Religious/Commercial	214.65	per hour	221.52	$221.50	$6.85
35	Non-Resident Private/Political/Religious/Commercial	321.97	per hour	332.28	$332.25	$10.28
36	Non-Profit	53.66	per hour	55.38	$55.35	$1.69
37	Event Secruity for events where alcohol is consumed	143.82	per hour per officer	148.42	$148.40	$4.58
38	Piano Use					
39	Piano Use Fee	32.20	per rental	33.23	$33.20	$1.00
40	Kitchen Use Fee					
41	Kitchen Use Fee	100.00	Deposit	103.20	$103.20	$3.20
42	Notary Services					
43	Notary Public Services	15.00	per signature		$15.00	$0.00
44	Miscellaneous Fees					
45	Mending (pages, spines, pen/pencil marks, etc.)	3.22	per mending	3.32	$3.30	$0.08
46	Tote Bag	5.37		5.54	$5.50	$0.13
48	Pencils	0.27		0.28	$0.25	-$0.02
49	Lost item	Full Cost + $10 non-refundable handling fee		Full Cost + $10 non-refundable handling fee	Full Cost + $10 non-refundable handling fee	$5.00
50	Study Room Reservations	5.37		5.54	$5.50	$5.00
51	Passport Fees					

Library

#	Fee	Current Fee/Charge	Unit	Calculated	Rounded	Fee Δ
52	Passport Execution Fee	35.00	per application		$35.00	NA
53	First-time Adult Passport Book Application Fee	130.00			$130.00	NA
54	First-time Adult Passport Card Application Fee	30.00			$30.00	NA
55	First-time Adult Passport Book and Card Application Fee	160.00			$160.00	NA
56	Minor Passport Book Application Fee (Under 16)	100.00			$100.00	NA
57	Minor Passport Card Application Fee (Under 16)	15.00			$15.00	NA
58	Minor Passport Book and Card Application Fee (Under 16)	115.00			$115.00	NA
59	Passport Photo Fee	15.00	per photo		$15.00	NA

Community Services District

#	Fee	Current Fee/Charge	Unit	Calculated Fee	Rounded	Fee Δ
1	All Fees					
2	Administrative					
3	CSD Director	283.34	hour	292.404	$292.40	$9.06
4	Parks & Community Services Manager	251.14	hour	259.18	$259.15	$8.01
5	Management Analyst	150.25	hour	155.06	$155.05	$4.80
6	Management Analyst Trainee	150.25	hour	155.06	$155.05	$4.80
7	Office Assistant II	81.57	hour	84.18	$84.15	$2.58
8	Recreation					
9	Recreation Supervisor	140.60	hour	145.09	$145.05	$4.45
10	Special Events Coordinator	177.09	hour	182.75	$182.75	$5.66
11	Recreation Coordinator	112.69	hour	116.30	$116.30	$3.61
12	Senior Recreation Leader	32.20	hour	33.23	$33.20	$1.00
13	Office Assistant I	81.57	hour	84.18	$84.15	$2.58
14	Recreation Clean-Up	80.49	hour	83.07	$83.05	$2.56
15	General Services	129.86	hour	134.02	$134.00	$4.14
New	Sr. Recrecreation Coordinator	134.12	hour	138.41	$138.40	$4.28
New	Sr. Recreation Supervisor	158.64	hour	163.72	$163.70	$5.06
16	Parks					
17	Park Ranger	125.57		129.59	$129.55	$3.98
18	Maintenance					
19	Maintenance Supervisor	200.70	hour	207.12	$207.10	$6.40
20	Sr. Maintenance Worker	157.77	hour	162.82	$162.80	$5.03
21	Maintenance Worker II	133.08	hour	137.34	$137.30	$4.22
22	Maintenance Worker I	99.81	hour	103.01	$103.00	$3.19
23	Maintenance Worker (Special Clean-Up)	183.53	hour	189.40	$189.40	$5.87
24	Photography Permit Fee on CSD Property					
25	Photography Permit (Proof of Murrieta Business License and Insurance Provisions required.)	81.57		84.18	$84.20	$2.63

#	Fee	Current Fee/Charge	Unit	Calculated fee	Rounded	Fee Δ
1	Recreation					
2	Instructor Led Classes					
3	Class Fee (minimum)	1.07		1.11	Set by instructor	NA
4	Class Fee (maximum)	235.04		242.56	Set by instructor	NA
5	CSD Led Programs					
6	Little Ones					
7	Little Ones (minimum)	107.32	per session (M,W, F - 2 weeks)	110.76	$110.75	$3.43
8	Little Ones (maximum)	214.65	per session (M,W, F - 4 weeks)	221.52	$221.50	$6.85
9	Adult Recreation Programs					
10	Adult Recreation Program (minimum)	2.15	per class	2.22	$2.20	$0.05
11	Adult Recreation Program (maximum)	32.20	per class	33.23	$33.20	$1.00
12	Ranger Rap					
13	Ranger Rap - First Child	3.22	per event	3.32	$3.30	$0.08
14	Ranger Rap - Additional Siblings	1.07	per event	1.11	$1.10	$0.03
15	Special Events/Programs					
16	Resident Programming Wristbands (minimum)	0.00		0.00	$0.00	$0.00
17	Resident Programming Wristbands (maximum)	42.93		44.30	$44.30	$1.37
18	Non-Resident Wristbands (minimum)	3.22		3.32	$3.30	$0.08
19	Non-Resident Wristbands (maximum)	42.93		44.30	$44.30	$1.37
20	Parade Fees (minimum)	0.00		0.00	$0.00	$0.00
21	Parade Fees (maximum)	42.93		44.30	$44.30	$1.37
22	City Events Vendors (minimum)	0.00		0.00	$0.00	$0.00
23	City Events Vendors (maximum)	429.30		443.04	$443.00	$13.70
24	Activity Wristband (minimum)	0.00		0.00	$0.00	$0.00
25	Activity Wristband (maximum)	21.46		22.15	$22.15	$0.69
26	Permit Issuance Fee	745.91		769.78	$769.75	$23.84
27	Parks & Facility Usage Security Deposit (Excludes Town Square Park)					
28	Minimum (Refundable)	100.00	minimum	103.20	100.00	$0.00
29	Maximum (Refundable)	1,500.00	maximum	1,548.00	1,500.00	$0.00
30	Swimming Pool Passes					
31	Daily Pass (Age 1-12)					
32	Resident Fee (minimum)	1.07	per day	1.11	$1.10	$0.03
33	Resident Fee (maximum)	3.22	per day	3.32	$3.30	$0.08
34	Non-Resident Fee (minimum)	3.22	per day	3.32	$3.30	$0.08
35	Non-Resident Fee (maximum)	6.44	per day	6.65	$6.65	$0.21
36	Daily Pass (Age 13+)					
37	Resident Fee (minimum)	2.15	per day	2.22	$2.20	$0.05
38	Resident Fee (maximum)	4.29	per day	4.43	$4.40	$0.11
39	Non-Resident Fee (minimum)	3.22	per day	3.32	$3.30	$0.08
40	Non-Resident Fee (maximum)	6.44	per day	6.65	$6.65	$0.21
41	Punch Pass					
42	Resident Fee (minimum)	21.46	per month	22.15	$22.15	$0.69
43	Resident Fee (maximum)	64.39	per month	66.46	$66.45	$2.06
44	Non-Resident Fee (minimum)	42.93	per month	44.30	$44.30	$1.37
45	Non-Resident Fee (maximum)	128.79	per month	132.91	$132.90	$4.11
46	Swimming Lessons					
47	Resident Fee	53.66	per session	55.38	$55.35	$1.69
48	Non-Resident Fee	64.39	per session	66.46	$66.45	$2.06
49	Pool Rental					
50	Pool Party Zone					
51	Resident Fee	26.83	per reservation	27.69	$27.65	$0.82
52	Non-Resident Fee	53.66	per reservation	55.38	$55.35	$1.69
53	Pool Rental During Non-Public Hours					
54	1-20 participants (2 lifeguards needed)					
55	Resident Fee	160.99	per hour	166.14	$166.10	$5.11
56	Non-Resident Fee	202.84	per hour	209.33	$209.30	$6.46
57	Additional lifeguards for every 10 additional participants					
58	Resident Fee	21.46	per hour	22.15	$22.15	$0.69
59	Non-Resident Fee	26.83	per hour	27.69	$27.65	$0.82
60	Park Facility Rentals					

#	Fee	Current Fee/Charge	Unit	Calculated fee	Rounded	Fee Δ
61	Skate Park Usage					
62	Equipment Rental (minimum)	1.07		1.11	$1.10	$0.03
63	Equipment Rental (maximum)	2.15		2.22	$2.20	$0.05
64	Skate Park Private Rental					
65	Resident/Non-Profit	128.79	per hour	132.91	$132.90	$4.11
66	Non-Resident/ For-Profit	152.40	per hour	157.28	$157.25	$4.85
67	R/C Track					
68	R/C Track Rental - Resident	107.32	per hour	110.76	$110.75	$3.43
69	R/C Track Rental - Non-Resident	160.99	per hour	166.14	$166.10	$5.11
70	Basketball Court Tournament					
71	Resident Fee	21.46	per hour	22.15	$22.15	$0.69
72	Resident Fee	107.32	per day	110.76	$110.75	$3.43
73	Non-Resident Fee	26.83	per hour	27.69	$27.65	$0.82
74	Non-Resident Fee	187.82	per day	193.83	$193.80	$5.98
75	City Adult Sports League					
76	Softball					
77	Resident Fee	48.30	per team, per game	49.84	$49.80	$1.50
78	Non-Resident Fee	10.73	per non-resident player	11.08	$11.05	$0.32
79	Soccer					
80	Resident Fee	69.76	per team, per game	71.99	$71.95	$2.19
81	Non-Resident Fee	10.73	per non-resident player	11.08	$11.05	$0.32
82	Baseball					
83	Resident Fee	48.30	per team, per game	49.84	$49.80	$1.50
84	Non-Resident Fee	10.73	per non-resident player	11.08	$11.05	$0.32
85	Basketball					
86	Resident Fee	59.03	per team, per game	60.92	$60.90	$1.87
87	Non-Resident Fee	10.73	per team, per game	11.08	$11.05	$0.32
88	Adult Sports League					
89	Adult Kickball					
90	Resident Fee	32.20		33.23	$33.20	$1.00
91	Non-Resident Fee	10.73	per non-resident player	11.08	$11.05	$0.32
92	Park Facility Rentals					
93	Sports Field Usage per hour					
94	Non-Profit	26.83	per field, per hour	27.69	$27.65	$0.82
95	For-Profit	32.20	per field, per hour	33.23	$33.20	$1.00
96	Sports Field Usage per day					
97	Non-Profit	160.99	per field, per day	166.14	$166.10	$5.11
98	For-Profit	241.48	per field, per day	249.21	$249.20	$7.72
99	Snack bar usage					
100	Murrieta Organization	No Cost		No Cost	No Cost	NA
101	Non-Murrieta Organization	21.46	per day	22.15	$22.15	$0.69
102	Snack Bar Electricity					
103	Resident Fee	Actual Cost	per day	Actual Cost	Actual Cost	NA
104	Non-Resident Fee	Actual Cost	per day	Actual Cost	Actual Cost	NA
105	Ball field stadium lighting					
106	Resident Fee	21.46	per hour	22.15	$22.15	$0.69
107	Non-Resident Fee	42.93	per hour	44.30	$44.30	$1.37
108	Tennis/Basketball/Pickleball Court Lighting					
109	Resident Fee	10.73	per hour	11.08	$11.05	$0.32
110	Non-Resident Fee	21.46	per hour	22.15	$22.15	$0.69
111	Concession Stand Re-Key					
112	Re-key fee	Actual Cost		Actual Cost	Actual Cost	NA
113	Special Field Preparation					
114	Field Preparation	Actual Cost		Actual Cost	Actual Cost	NA

#	Fee	Current Fee/Charge	Unit	Calculated fee	Rounded	Fee Δ
115	Park Rental					
116	Clinics Trainings, Instruction fee	42.93	per hour	44.30	$44.30	$1.37
117	Tennis/Pickleball Court Rental					
118	Resident/Non-profit fee	2.68	per hour (max 4 bookings)	2.77	$2.75	$0.07
119	Non-Resident Fee	5.37	per hour	5.54	$5.50	$0.13
120	Youth Sports Leagues					
121	Soccer, Baseball, Volleyball, Lacrosse, Flag Football					
122	Resident Fee	69.76	per season, per team	71.99	$71.95	$2.19
123	Non-Resident Fee	101.96	per season, per team	105.22	$105.20	$3.24
124	Football					
125	Resident Fee	230.75	per season, per team	238.13	$238.10	$7.35
126	Non-Resident Fee	338.07	per season, per team	348.89	$348.85	$10.78
127	Basketball					
128	Resident Fee	26.83	per season, per team	27.69	$27.65	$0.82
129	Non-Resident Fee	37.56	per season, per team	38.77	$38.75	$1.19
130	Travel Ball Day Use Fee					
131	Resident Fee	10.73	per day	11.08	$11.05	$0.32
132	Non-Resident Fee	21.46	per day	22.15	$22.15	$0.69
133	Non-Resident Players					
134	Non-Resident Fee	10.73		11.08	$11.05	$0.32
135	Equestrian Park - Large Arena					
136	Resident Fee	32.20	per hour	33.23	$33.20	$1.00
137	Resident Fee	214.65	per day	221.52	$221.50	$6.85
138	Non-Resident Fee	48.30	per hour	49.84	$49.80	$1.50
139	Non-Resident Fee	321.97	per day	332.28	$332.25	$10.28
140	Non-Profit (Resident)	16.10	per hour	16.61	$16.60	$0.50
141	Non-Profit (Resident)	24.68	per day	25.47	$25.45	$0.77
142	Non-Profit (Non-Resident)	107.32	per hour	110.76	$110.75	$3.43
143	Non-Profit (Non-Resident)	160.99	per day	166.14	$166.10	$5.11
144	Equestrian Park - Small Arena/Dressage Arena					
145	Resident Fee	21.46	per hour	22.15	$22.15	$0.69
146	Resident Fee	134.16	per day	138.45	$138.45	$4.29
147	Non-Resident Fee	32.20	per hour	33.23	$33.20	$1.00
148	Non-Resident Fee	198.55	per day	204.90	$204.90	$6.35
149	Non-Profit (Resident)	10.73	per hour	11.08	$11.05	$0.32
150	Non-Profit (Resident)	67.61	per day	69.78	$69.75	$2.14
151	Non-Profit (Non-Resident)	16.10	per hour	16.61	$16.60	$0.50
152	Non-Profit (Non-Resident)	99.81	per day	103.01	$103.00	$3.19
153	Equestrian Park - Barn/House					
154	Resident Fee	16.10	per hour	16.61	$16.60	$0.50
155	Resident Fee	107.32	per day	110.76	$110.75	$3.43
156	Non-Resident Fee	26.83	per hour	27.69	$27.65	$0.82
157	Non-Resident Fee	160.99	per day	166.14	$166.10	$5.11
158	Non-Profit (Resident)	8.59	per hour	8.86	$8.85	$0.26
159	Non-Profit (Resident)	53.66	per day	55.38	$55.35	$1.69
160	Non-Profit (Non-Resident)	13.95	per hour	14.40	$14.40	$0.45
161	Non-Profit (Non-Resident)	80.49	per day	83.07	$83.05	$2.56
162	Equestrian Park - Pipe Stable Rental Fee					
163	Resident Fee	10.73	per day, per stall	11.08	$11.05	$0.32
164	Non-Resident Fee	10.73	per day, per stall	11.08	$11.05	$0.32
165	Equestrian Park - Garden					
166	Resident Fee	214.65	per day	221.52	$221.50	$6.85
167	Non-Resident Fee	321.97	per day	332.28	$332.25	$10.28
168	Non-Profit (Resident)	107.32	per day	110.76	$110.75	$3.43
169	Non-Profit (Non-Resident)	160.99	per day	166.14	$166.10	$5.11
173	Parks Reservation Fee					
174	Park Open Grass One-Time Event (Large Scale Reservation)					
175	Non-Profit Group - Resident	53.66	per hour; Mon-Thurs.	55.38	$55.35	$1.69
176	Non-Profit Group - Resident	80.49	per hour; Fri-Sun.	83.07	$83.05	$2.56
177	Non-Profit Group - Non-Resident	107.32	per hour; Mon-Thurs.	110.76	$110.75	$3.43
178	Non-Profit Group - Non-Resident	160.99	per hour; Fri-Sun.	166.14	$166.10	$5.11
179	Park Open Grass One-Time Event Reservations		per reservation (4 hours min)			

#	Fee	Current Fee/Charge	Unit	Calculated fee	Rounded	Fee Δ
180	Resident	53.66	per reservation; Mon-Thurs.	55.38	$55.35	$1.69
181	Resident	85.86	per reservation; Fri-Sun.	88.61	$88.60	$2.74
182	Non-Resident	107.32	per reservation; Mon-Thurs.	110.76	$110.75	$3.43
183	Non-Resident	134.16	per reservation; Fri-Sun.	138.45	$138.45	$4.29
184	Shade Shelters		per reservation (4 hours min)			
185	Large Shelter at LAHSP					
186	Resident Fee	53.66	per reservation; Mon-Thurs.	55.38	$55.35	$1.69
187	Resident Fee	85.86	per reservation; Fri-Sun.	88.61	$88.60	$2.74
188	Non-Resident Fee	107.32	per reservation; Mon-Thurs.	110.76	$110.75	$3.43
189	Non-Resident Fee	134.16	per reservation; Fri-Sun.	138.45	$138.45	$4.29
190	All Others					
191	Resident Fee	37.56	per reservation; Mon-Thurs.	38.77	$38.75	$1.19
192	Resident Fee	53.66	per reservation; Fri-Sun.	55.38	$55.35	$1.69
193	Non-Resident Fee	75.13	per reservation; Mon-Thurs.	77.53	$77.50	$2.37
194	Non-Resident Fee	85.86	per reservation; Fri-Sun.	88.61	$88.60	$2.74
195	Additional Shelter Fees					
196	Resident Fee	5.37	Each add'l hour (over 4)	5.54	$5.50	$0.13
197	Resident Fee	10.73	Inflatable Party Jump	11.08	$11.05	$0.32
198	Non-Resident Fee	8.59	Each add'l hour (over 4)	8.86	$8.85	$0.26
199	Non-Resident Fee	10.73	Inflatable Party Jump	11.08	$11.05	$0.32
200	Facility Rentals					
201	Community Center Annex					
202	Resident Fee	53.66	per hour	55.38	$55.35	$1.69
203	Non-Resident Fee	85.86	per hour	88.61	$88.60	$2.74
204	Staff (required)	Actual Cost	per hour	Actual Cost	Actual Cost	NA
205	Non-Profit Group - Resident	26.83	per hour	27.69	$27.65	$0.82
206	Non-Profit Group - Non-Resident	42.93	per hour	44.30	$44.30	$1.37
207	CSD Facility Buildings (Alderwood and Community Center)					
208	Non-Profit - Resident	107.32	per hour	110.76	$110.75	$3.43
209	Non-Profit - Non-Resident	160.99	per hour	166.14	$166.10	$5.11
210	Private Party/Resident	160.99	per hour	166.14	$166.10	$5.11
211	Private Party/Non-Resident	321.97	per hour	332.28	$332.25	$10.28
212	Staff (required)	Actual Cost	per hour	Actual Cost	Actual Cost	NA
213	Youth Center					
214	Annual Membership/ID Card					
215	Resident/MVUSD Student Fee	32.20		33.23	$33.20	$1.00
216	Non-Resident/Non-MVUSD Student Fee	42.93		44.30	$44.30	$1.37
	Lost/stolen	1.07		1.11	$1.10	$0.03
217	Senior Center					
218	Fitness Room Maintenance Fee					
219	Resident Fee	26.83	per year	27.69	$27.65	$0.82
220	Non-Resident Fee	32.20	per year	33.23	$33.20	$1.00
221	Additional Rental Charges					
222	Kitchen	134.16	per rental	138.45	$138.45	$4.29
223	Outside Material Rentals (Linens, additional tables, etc.)	Actual Cost + 10% admin fee	day use	Actual Cost + 10% admin fee	Actual Cost + 10% admin fee	NA
224	Staff time for cleanup	227.53	per hour	234.81	$234.80	$7.27
225	Tractor Service	42.93	per hour	44.30	$44.30	$1.37
226	Refuse fee (parties of 200 or more)	80.49		83.07	$83.05	$2.56
227	Late fee charge (if balance not paid in full 10 days prior to rental)	107.32		110.76	$110.75	$3.43
228	Insurance	Actual Cost		Actual Cost	Actual Cost	NA
NEW	Computer Lab	134.16		138.45	$138.45	$4.29
229	Cleaning Service Fee	Actual Cost		Actual Cost	Actual Cost	NA
230	Equipment Sales					
231	Point of Sale Fee	Actual Cost	percent of cost	Actual Cost	Actual Cost	NA
232	Point of Sale Fee	Actual Cost	percent of cost	Actual Cost	Actual Cost	NA
233	Downtown Sound System Use					
234	User Fee	107.32	per day	110.76	$110.75	$3.43
235	Staff time (2 hour min. required)	236.11	per hour	243.67	$243.65	$7.54
236	In Honor Of					
237	Living Tree	Actual Cost		Actual Cost	Actual Cost	NA

#	Fee	Current Fee/Charge	Unit	Calculated fee	Rounded	Fee Δ
238	Honor Bench	Actual Cost		Actual Cost	Actual Cost	NA
239	Military Banners	25.00		25.80	$25.00	$0.00
240	Audio/Visual Equipment Rental					
241	Daily Rental (Community Center)	80.49	per day	83.07	$83.05	$2.56
242	Daily Rental (Alderwood)	134.16	per day	138.45	$138.45	$4.29
243	Event Cancellation Fees					
244	Cancellation (0 - 4 days)	50% of deposit		50% of deposit	50% of deposit	NA
245	Cancellation (5 - 10 days)	25% of deposit		25% of deposit	25% of deposit	NA

Miscellaneous City Wide

#	Fee	Current Fee/Charge	Unit	Calculated Fee	Rounded	Fee Δ
1	Electric Vehicle Charging Fee					
2	Charging Fee	0.23	per kWh	0.23	$0.29	$0.06
3	Miscellaneous Building Permit Fees					
4	GIS Processing Fee	5.37		5.54	$5.54	$0.17
5	Record Retention 11x17 and smaller	1.07	per page	1.11	$1.11	$0.03
6	Record Retention Plan Size	2.15	per page	2.22	$2.22	$0.07
7	Documents/Services					
8	Certified Documents - per certificate/verification of residency/notary services (State Law)	15.00	per document	15.00	$15.00	$0.00
9	Community Facilities District and/or Lanscaping and Lighting District Formation - Maintenance	10,000.00	Deposit	10000.00	15,000.00	$5,000.00
New	Community Facilities District and/or Lanscaping and Lighting District Formation	New	Deposit		15,000.00	
New	Community Facilities District and/or Lanscaping and Lighting District Formation	New	Deposit		50,000.00-70,000.00	
10	City Records on CD/DVD	5.37	each	5.54	$5.50	$0.13
11	City Records on Flash drive	10.73	each (up to 16 GB)	11.08	$11.05	$0.32
12	Documents, Reports, Specifications, etc.	Actual Printing Cost		Actual Printing Cost	Actual Printing Cost	$0.00
13	Fax Transmittals (except agendas)	2.15	per page	2.22	$2.20	$0.05
14	PDF files/records (email, up to 10 pages)	No Charge		No Charge	No Charge	$0.00
15	Subpoena for records (State Law)	15.00		15.00	$15.00	$0.00
16	Subpoena for appearance	275.00	deposit	275.00	$275.00	$0.00
17	Geographic Information Services					
18	Pre-Fabricated Maps					
19	Size E (34x44 or 36x60)	54.74	each	56.49	$56.45	$1.71
20	Size D (22x34)	54.74	each	56.49	$56.45	$1.71
21	Size C (17x22)	54.74	each	56.49	$56.45	$1.71
22	Size A (8.5x11) and B (11x17)	54.74	each	56.49	$56.45	$1.71
23	Photocopies per Page (except Library)					
24	8.5x11 and/or 8.4x14					
25	Black and white	0.54	per page	0.55	$0.55	$0.01
26	Color	0.80	per page	0.83	$0.80	$0.00
27	FPPC Documents as statutority defined	0.11	per page	0.11	$0.10	-$0.01
28	11x17					
29	Black and white	1.07	per page	1.11	$1.11	$0.03
30	Color	1.61	per page	1.66	$1.65	$0.04
31	Larger than 11x17					
32	Black and white	1.07	per page	1.11	$1.10	$0.03
33	Color	1.61	per page	1.66	$1.65	$0.04
34	18" wide paper	2.68	per linear foot	2.77	$2.75	$0.07
35	36" wide paper	4.02	per linear foot	4.15	$4.15	$0.13
36	Solicitors Permits					
37	ID Cards - each individual	16.10		16.61	$16.60	$0.50
38	License - each individual	53.66		55.38	$55.35	$1.69
39	Subscription to Agendas					
40	Mailed Annual	96.59		99.68	$99.65	$3.06
41	Faxed Annual	70.83		73.10	$73.10	$2.27
42	Mailed with SASE provided Annual (regular meetings only)	45.08		46.52	$46.50	$1.42
43	Subscription to Minutes					
44	Regular Meetings Only - Picked up at City Hall (Annual)	70.83		73.10	$73.10	$2.27
45	Special Meetings - Picked Up at City Hall (Annual)	32.20		33.23	$33.20	$1.00
46	Special meetings - Postage if both are mailed	31.12		32.12	$32.10	$0.98
47	Miscellaneous Fees					
48	Copy of Development Code	48.30		49.84	$49.80	$1.50

Miscellaneous City Wide

#	Fee	Current Fee/Charge	Unit	Calculated Fee	Rounded	Fee Δ
49	Returned Check Fee	24.68		25.47	$25.45	$0.77
50	Self-Haul Trash Permit - Annual	89.08		91.93	$91.90	$2.82
51	Candidate Filing Fee	26.83		27.69	$27.65	$0.82

GIS

#	Fee	Current Fee/Charge	Unit	Suggested Fee	Fee Δ
1	GIS General & Professional Services	136.30	hour	$140.66	$4.36
2	GIS Processing Fee	5.37		$5.54	$0.17

Consumer Price Index, Riverside Area — January 2026

Area prices were up 0.5 percent over the past two months, up 3.2 percent from a year ago

The Consumer Price Index for All Urban Consumers (CPI-U) for Riverside-San Bernardino-Ontario advanced 0.5 percent for the two months ending in January 2026, the U.S. Bureau of Labor Statistics (BLS) reported today. Regional Commissioner Chris Rosenlund noted that prices for all items less food and energy increased 1.0 percent during the two-month period. The food index rose 0.8 percent, while the energy index decreased 5.3 percent. (Data in this report are not seasonally adjusted. Accordingly, bi-monthly changes may reflect seasonal influences.)

The Riverside area all items CPI-U advanced 3.2 percent for the 12 months ending in January. The index for all items less food and energy increased 3.7 percent over the year. Food prices increased 1.8 percent. Energy prices advanced 1.5 percent.

News Release Information

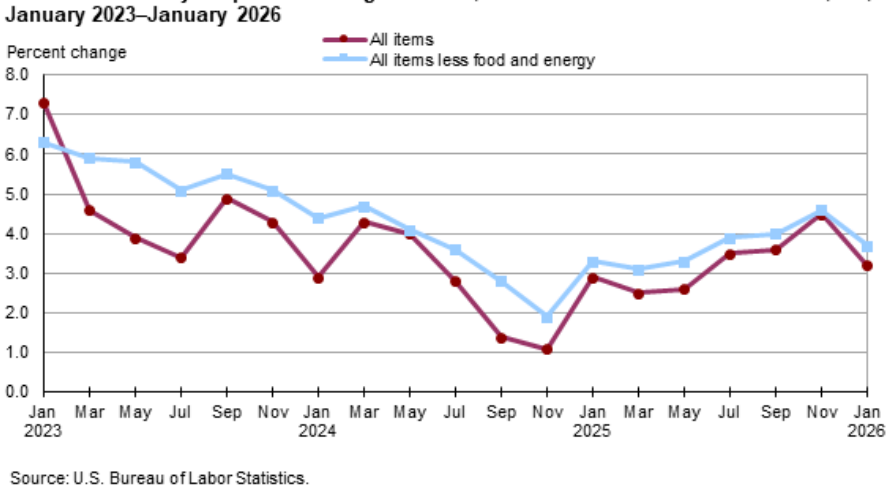
26-237-SAN
Friday, February 13, 2026

Contacts

Technical information:
(415) 625-2270
BLSinfoSF@bls.gov
www.bls.gov/regions/west

Media contact:
(415) 625-2270

Chart 1. Over-the-year percent change in CPI-U, Riverside-San Bernardino-Ontario, CA, January 2023–January 2026



Source: U.S. Bureau of Labor Statistics.

View Chart Data

Food

Food prices advanced 0.8 percent for the two months ending in January. Prices for food at home (grocery store purchases) advanced 1.5 percent, and prices for food away from home (restaurant, cafeteria, and vending purchases) were unchanged for the same period.

Food prices increased 1.8 percent over the year. Prices for food at home increased 0.3 percent, and prices for food away from home increased 3.6 percent.

Energy

The energy index declined 5.3 percent for the two months ending in January. Gasoline prices fell 10.3 percent.

Energy prices advanced 1.5 percent over the year. Gasoline prices declined 3.9 percent.

All items less food and energy

The index for all items less food and energy increased 1.0 percent during the two-month period. Among the index's components, prices were higher for medical care (+1.9 percent) and shelter (+1.3 percent). In contrast, prices were lower for used cars and trucks (-4.4 percent).

The index for all items less food and energy increased 3.7 percent over the year. Components contributing to the increase included apparel (+15.8 percent) and shelter (+3.7 percent). In contrast, prices were lower for education and communication (-4.2 percent) and used cars and trucks (-2.4 percent).

Table A. Riverside-San Bernardino-Ontario, CA, CPI-U 2-month and 12-month percent changes, all items index, not seasonally adjusted

Month	2022		2023		2024		2025		2026	
	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month	2-month	12-month
January	1.5	8.6	1.3	7.3	0.0	2.9	1.8	2.9	0.5	3.2
March	2.7	10.0	0.0	4.6	1.4	4.3	1.0	2.5		
May	1.4	9.4	0.8	3.9	0.6	4.0	0.7	2.6		
July	1.1	9.2	0.6	3.4	-0.6	2.8	0.2	3.5		
September	0.0	8.4	1.4	4.9	0.0	1.4	0.2	3.6		
November	0.6	7.5	0.0	4.3	-0.2	1.1	0.6	4.5		

The March 2026 Consumer Price Index for the Riverside area is scheduled to be released on April 10, 2026.

Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Consumer Price Index for Riverside is published bi-monthly. The set of components and sub-aggregates published for regional and metropolitan indexes is more limited than at the U.S. city average level; these indexes are byproducts of the national CPI program. Each local index has a much smaller sample size than the national or regional indexes and is, therefore, subject to substantially more sampling and other measurement error. As a result, local-area indexes are more volatile than the national or regional indexes. In addition, local indexes are not adjusted for seasonal influences. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The Riverside-San Bernardino-Ontario, CA Core Based Statistical Area includes Riverside and San Bernardino Counties in California.

Refer to the national CPI news release technical note or the Handbook of Methods for more information.

If you are deaf, hard of hearing, or have a speech disability, please dial 7-1-1 to access telecommunications relay services.

Table 1. Riverside-San Bernardino-Ontario, CA, CPI-U by expenditure category for January 2026, not seasonally adjusted (December 2017=100 unless otherwise noted)

Expenditure category	Indexes				Percent change from -		
	Historical data	Nov. 2025	Dec. 2025	Jan. 2026	Jan. 2025	Nov. 2025	Dec. 2025
All Items		138.851	-	139.602	3.2	0.5	-
Food and beverages		140.782	-	141.845	1.8	0.8	-
Food		141.967	-	143.137	1.8	0.8	-
Food at home		133.512	133.614	135.477	0.3	1.5	1.4
Cereals and bakery products		155.914	158.021	-	-	-	-
Meats, poultry, fish, and eggs		-	-	147.397	-1.9	-	-
Dairy and related products		112.753	113.618	114.605	-1.9	1.6	0.9
Fruits and vegetables		122.213	122.187	124.380	-5.1	1.8	1.8
Nonalcoholic beverages and beverage materials		140.951	139.704	143.229	9.5	1.6	2.5
Other food at home		124.589	128.323	123.709	0.0	-0.7	-3.6
Food away from home		154.218	-	154.160	3.6	0.0	-
Alcoholic beverages		-	-	-	-	-	-
Housing		147.554	-	149.662	4.6	1.4	-
Shelter		146.967	148.413	148.925	3.7	1.3	0.3
Rent of primary residence		153.118	153.416	154.024	3.9	0.6	0.4
Owners' equiv. rent of residences		147.384	147.382	148.039	3.7	0.4	0.4
Owners' equiv. rent of primary residence		147.384	147.382	148.039	3.7	0.4	0.4
Household furnishings and operations		127.853	-	129.625	8.3	1.4	-
Apparel		120.204	-	124.823	15.8	3.8	-
Transportation		146.076	-	141.826	1.4	-2.9	-
Private transportation		149.578	-	144.565	1.2	-3.4	-
New and used motor vehicles		116.034	-	115.264	-2.3	-0.7	-
New vehicles		113.562	-	114.151	-1.1	0.5	-
Used cars and trucks		135.383	-	129.464	-2.4	-4.4	-
Motor fuel		153.708	142.480	138.035	-3.9	-10.2	-3.1
Gasoline (all types)		153.655	142.413	137.868	-3.9	-10.3	-3.2
Unleaded regular(1)		153.916	142.373	137.824	-3.9	-10.5	-3.2
Unleaded midgrade(1)		154.386	143.698	138.898	-3.9	-10.0	-3.3
Unleaded premium(1)		151.839	141.714	137.222	-3.6	-9.6	-3.2
Medical Care		135.943	-	138.488	5.2	1.9	-
Recreation		113.218	-	114.513	1.2	1.1	-
Education and communication		101.621	-	102.427	-4.2	0.8	-
Tuition, other school fees, and child care		122.290	-	123.819	-6.9	1.3	-
Other goods and services		-	-	128.755	2.7	-	-

Footnotes
(1) Special index based on a substantially smaller sample.

- Data not available.
NOTE: Index applies to a month as a whole, not to any specific date. Data not seasonally adjusted.

Table 2. Riverside-San Bernardino-Ontario, CA, CPI-U by special aggregate index for January 2026, not seasonally adjusted (December 2017=100 unless otherwise noted)

Special aggregate index	Indexes				Percent change from -		
	Historical data	Nov. 2025	Dec. 2025	Jan. 2026	Jan. 2025	Nov. 2025	Dec. 2025
All items		138.851	-	139.602	3.2	0.5	-
Food		141.967	-	143.137	1.8	0.8	-
Energy		165.067	157.617	156.376	1.5	-5.3	-0.8
All items less food and energy		135.649	-	137.058	3.7	1.0	-
All items less energy		136.484	-	137.857	3.4	1.0	-
All items less medical care		139.076	-	139.695	3.1	0.4	-
All items less shelter		134.657	-	134.808	3.0	0.1	-
Commodities		128.157	-	127.853	1.6	-0.2	-
Commodities less food		121.038	-	119.980	1.6	-0.9	-
Commodities less food & beverages		121.164	-	120.056	1.5	-0.9	-

- Data not available.
NOTE: Index applies to a month as a whole, not to any specific date.

Special aggregate index	Indexes				Percent change from -		
	Historical data	Nov. 2025	Dec. 2025	Jan. 2026	Jan. 2025	Nov. 2025	Dec. 2025
Durables		111.171	-	111.846	1.3	0.6	-
Nondurables		136.249	-	135.437	1.8	-0.6	-
Nondurables less food & beverages		131.344	-	128.178	1.7	-2.4	-
Nondurables less food		130.546	-	127.661	1.8	-2.2	-
Services		146.353	-	147.887	4.3	1.0	-
Services less rent of shelter		145.356	-	146.216	5.2	0.6	-
Services less medical care services		147.103	-	148.555	4.0	1.0	-

- Data not available.
NOTE: Index applies to a month as a whole, not to any specific date.

Last Modified Date: Friday, February 13, 2026

U.S. BUREAU OF LABOR STATISTICS Western Information Office Attn: EA & I, 90 Seventh Street Suite 14-100 San Francisco, CA 94103-6715

Telephone: 415-625-2270 www.bls.gov/regions/west Contact Western Region

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

ORDINANCE NO. 603-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA, ADOPTING THE FISCAL YEAR 2024/2025 FEE SCHEDULE

Summary: This ordinance establishes new fees, rates and service charges for municipal services and provides for an annual escalation of such fees based on percentage increase in the Consumer Price Index.

WHEREAS, Chapter 3.32 of the Murrieta Municipal Code and provisions of the California Constitution relating to fee and service charges provide for the adoption and implementation of fees, rates, and service charges for municipal services; and

WHEREAS, in 2023 City staff converted actual cost fees based on historical information to establish a fixed fee format for development related processes to better serve customers; and

WHEREAS, the fees, rates and service charges do not exceed the cost of providing the services; and

WHEREAS, the City has, pursuant to California Government Code section 66016, provided notice of and conducted a public hearing and received written and oral presentations regarding the fees, rates and service charges; and

WHEREAS, the approval of these fees, rates and service charges directly reimburses the City for the cost of services provided; and

WHEREAS, Murrieta Municipal Code section 3.32.040 and California Government Code 66017 provides that the fees shall be effective no sooner than sixty (60) days following the final action on the adoption of the fee; and

WHEREAS, the City has adjusted fees for fiscal year 2024-2025 by the Consumer Price Index ("CPI") of 4.3% for the Riverside-San Bernardino-Ontario area using the March to March changes as approved in Resolution 23-4653; and

WHEREAS, the City will change from using the March to March to using January to January for the annual adjustment of fees on July 1st of each year by the CPI for the Riverside-San Bernardino-Ontario area from using the March to March to using January to January.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MURRIETA, CALIFORNIA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The Fiscal Year 2024/2025 Fee Schedule, attached hereto as Exhibit "A" and incorporated herein as if set forth in full, is hereby adopted as prescribed below.

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SECTION 2. The fees, rates, and service charges set forth in Section 1, above, will be effective on the date set forth in Section 7, below, and shall thereafter be adjusted annually to increase on July 1st of each year consistent with the percentage increase in the CPI for the Riverside-San Bernardino-Ontario area or five percent (5%), whichever is lower.

SECTION 3. The fees, rates and service charges set forth in Section 1, above, shall supersede any and all previously approved fees, rates and service charges. However, notwithstanding the foregoing, the Downtown Application Fee Reduction Program established by Resolution No. 18-3910 shall remain in full force and effect.

SECTION 4. The fees, rates and services set forth in Section 1, above, may be amended, suspended or modified by Resolution of the City Council unless state law requires such to be adopted by Ordinance.

SECTION 5. This ordinance is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity in question would have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 6. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each and every section, subsection, sentence, clause and phrase thereof not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 7. This Ordinance shall become effective on the thirty-first (31st) day after its passage and adoption, and within fifteen (15) days after its final passage and the City Clerk shall cause it to be posted and published in a newspaper of general circulation, printed, published and circulated in the City in the manner required by law and shall cause a copy of this Ordinance and its certification, to be entered in the Book of Ordinances of the City.

PASSED AND ADOPTED this 4th day of June, 2024.

Lori Stone
Lori Stone, Mayor

ATTEST:

Cristal McDonald, City Clerk

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APPROVED AS TO FORM:

Tiffany Israel
Tiffany J. Israel, City Attorney

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)§
CITY OF MURRIETA)

I, Cristal McDonald, City Clerk of the City of Murrieta, California, do hereby certify that the foregoing Ordinance No. 603-24 was introduced during the regular meeting held on May 7, 2024 and was duly passed and adopted by the City Council of the City of Murrieta at the regular meeting thereof, held on the 4th day of June, 2024, and was signed by the Mayor of the said City, and that the same was passed and adopted by the following vote:

AYES: DeForest, Levell, Holliday, Warren, Stone

NOES: None

ABSENT: None

ABSTAIN: None

Cristal McDonald, City Clerk

I, Cristal McDonald, City Clerk of the City of Murrieta, California further certify that Ordinance No. 603-24 was duly published according to law and the order of the City Council of said City and the same was so published in Press Enterprise, a newspaper of general circulation on the following date(s):

Adopted Ordinance: June 15, 2024.

In witness whereof, I have hereunto subscribed my name this 26 day of July, 2024.

Cristal McDonald, City Clerk

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EXHIBIT A

CITY OF MURRIETA
CALIFORNIA

Proposed Fee Schedule
Fiscal Year 2024-2025

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Building and Safety	
Description	**Hourly Rate/Fee Amount**
Plan Check	
Sr. Plans Examiner	103.26
Development Services Technician	79.27
Building Official	156.45
Inspection	
Building Inspector III	93.87
Development Services Technician	79.27
Building Inspector Supervisor	130.38
Certificate of Occupancy	
Processing of Certificate of Occupancy	65.71
Inspection for Certificate of Occupancy	146.02
Record Retention 11x17 and smaller per page	1.04
Record Retention plan size per page	2.09
Copies - 8 1/2 x 11 & 8 1/2 x 14 B&W per page	0.26
Copies - 8 1/2 x 11 & 8 1/2 x 14 Color per page	0.52
Copies - 11x17 B&W per page	0.52
Copies - 11x17 Color per page	1.04
HCD Processing Fee per transportable unit	11.00
Misc Fee (FedEx, Copies, etc)	Actual Cost

Code Enforcement	
Description	**Hourly Rate/Fee Amount**
General & Professional Services (includes city overhead)	114.73

Community Services District	
Description	**Hourly Rate/Fee Amount**
CSD Director	275.35
Parks & Community Services Manager	244.06
Management Analyst	146.02
Management Analyst Trainee	146.02
Office Assistant II	79.27
Office Assistant I	79.27
Recreation Supervisor	136.63
Sr. Recreation Leader	31.29
Recreation Coordinator	109.52
Special Events Coordinator	172.10
Recreation Clean-Up	78.23
Maintenance Supervisor	195.04
Sr. Maintenance Worker	153.32

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Community Services District (Continued)	
Description	**Hourly Rate/Fee Amount**
Maintenance Worker II	129.33
Maintenance Worker I	97.00
Maintenance Worker Rate for Special Clean-Up (eg-Graffiti)	178.35
General Services	126.20

Engineering	
Description	**Hourly Rate/Fee Amount**
Plan Check	
Director of Public Works	314.99
Principal Civil Engineer	198.17
Civil Engineering Associate	122.03
Development Services Technician	111.60
Contract Plan Checker	Actual cost
Inspection	
Senior Public Works Inspector	132.46
Public Works Inspector	107.43
Contract PW Inspector	Actual cost
Misc Fee (FedEx, Copies, etc)	Actual Cost
Record Retention 11x17 and smaller	1.00 per page
Record Retention plan size	2.00 per page

Fire	
Description	**Hourly Rate/Fee Amount**
Plan Check/Inspections	166.88
Fire Marshal	254.49
Management Analyst	124.12
Office Assistant II	75.10
Fire Prevention Cooridinator	80.31
Fire Inspector	85.53
Batallion Chief	265.97
Deputy Fire Marshal	95.88
Firefighter/Paramedic	125.98
Fire Engineer	178.85
Fire Captain	216.29
Fire Development Services Technician	81.31
Emergency Medical Services Coordinator	111.60
Disaster Preparedness Coordinator	89.02

GIS	
Description	**Hourly Rate/Fee Amount**
GIS General & Professional Services	132.46
GIS Processing Fee	5.22

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Outside Consultants	Actual Cost

Planning	
Description	**Hourly Rate/Fee Amount**
Associate Planner	112.64
Assistant Planner	93.81
Deputy Director of Development Services	180.17
City Planner	180.17
Development Services Director	201.30
Executive Assistant	118.38
Management Analyst	114.46
Sr. Planner	133.54
Development Services Technician	89.49

Police	
Description	**Hourly Rate/Fee Amount**
Security Services	139.76

Public Works (Maintenance)	
Description	**Hourly Rate/Fee Amount**
PW Maintenance Manager - Overtime 2 Hour Minimum	239.89
PW Maintenance Supervisor - Overtime 2 Hour Minimum	179.40
Executive Assistant - Overtime 2 Hour Minimum	99.09
PW Sr. Maintenance Worker - Overtime 2 Hour Minimum	137.68
PW Maintenance Worker II - Overtime 2 Hour Minimum	120.99
PW Maintenance Worker I - Overtime 2 Hour Minimum	103.26
PW Facilities Worker II - Overtime 2 Hour Minimum	120.99
PW Facilities Worker I - Overtime 2 Hour Minimum	137.68

Overtime:	Billed at 1.5 times the hourly rate, with a minimum of two hours. Overtime is defined as call-ins outside a regular work schedule.
Deposit Accounts:	Minimum charge of one hour, increments of 15 minutes thereafter.
Deposit Refunds/Collections:	Refunds due to deposit accounts less than $30.00 will be retained by the City. Final balances due from deposit accounts less than $30.00 will be waived by the City.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Commercial New Shell							
Building Sq. Ft.	Plan Check*				Inspection		
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1 - 5,000	974.16	340.02	126.20	532.97	1,626.04	226.33	212.77
5,001 - 10,0000	1,691.75	340.02	170.01	532.97	2,880.77	226.33	256.58
10,001 - 15,000	2,540.75	340.02	212.77	585.12	4,225.19	283.70	299.34
15,001 - 20,000	3,021.57	340.02	256.58	585.12	5,490.35	283.70	343.15
20,001 - 25,000	3,742.28	340.02	299.34	678.99	6,754.47	340.02	385.91
25,001 - 30,000	4,467.17	397.38	343.15	678.99	8,019.63	397.38	429.72
30,001 - 50,000	5,246.29	397.38	429.72	678.99	9,381.79	397.38	516.29
50,001 + SF	0.10 per sq. ft.	453.71	562.18	678.99	0.19 per sq. ft.	453.71	385.91
Structures four or more stories			946.00	678.99			772.86
High-rise (over 55')			946.00	678.99			1,119.14

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
PLN	General Plan Update	52.15
GIS	GIS Processing Fee	5.22

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Commercial Add/Alt Major Tenant Improvement						
Building Sq. Ft.	Plan Check*				Inspection	
	BLDG	PLN	FIRE	Fire Consultant	BLDG	FIRE
1 - 5,000	888.64	226.33	170.01	282.65	1,266.20	212.77
5,001 - 10,0000	1,279.76	226.33	212.77	282.65	1,888.87	256.58
10,001 - 15,000	1,971.27	283.70	256.58	397.38	2,900.58	256.58
15,001 - 20,000	2,647.13	340.02	299.34	397.38	3,912.29	256.58
20,001 - 25,000	3,318.83	340.02	343.15	480.82	4,924.00	299.34
25,001 - 30,000	3,991.56	340.02	385.91	480.82	5,935.71	299.34
30,001 - 50,000	4,716.45	397.38	472.48	480.82	7,024.61	385.91
50,001 + SF	0.09 per sq. ft.	397.38	732.19	480.82	0.14 per sq. ft.	559.05

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Processing of Certificate of Occupancy	65.71
BLDG	Inspection for Certificate of Occupancy	146.02
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
PLN	General Plan Update	52.15
GIS	GIS Processing Fee	5.22

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Commercial Add/Alt Minor Tenant Improvement						
Building Sq. Ft.	Plan Check*				Inspection	
	BLDG	PLN	FIRE	Fire Consultant	BLDG	FIRE
1 - 5,000	680.04	226.33	170.01	282.65	978.33	212.77
5,001 - 10,0000	965.82	226.33	212.77	282.65	1,445.60	212.77
10,001 - 15,000	1,484.19	283.70	256.58	397.38	2,203.86	256.58
15,001 - 20,000	2,028.64	340.02	299.34	397.38	2,963.16	256.58
20,001 - 25,000	2,521.97	340.02	343.15	480.82	3,721.42	299.34
25,001 - 30,000	3,015.31	340.02	385.91	480.82	4,480.73	299.34
30,001 - 50,000	3,559.76	397.38	472.48	480.82	5,297.40	385.91
50,001 + SF	0.09 per sq. ft.	397.38	732.19	480.82	0.10 per sq. ft.	559.05

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Processing of Certificate of Occupancy	65.71
BLDG	Inspection for Certificate of Occupancy	146.02
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
PLN	General Plan Update	52.15
GIS	GIS Processing Fee	5.22

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Commercial Motels, Hotels, Similar Use								
Number of Units	Plan Check*				Inspection		
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1 - 1,500 Sq. Ft.	2,234.11		238.85	407.81	3,446.07		126.20
each additional 500 Sq. Ft.	78.23		64.67		113.69		126.20
Structures four or more stories			946.00	637.27			1,078.46
High-rise (over 55')			946.00	637.27			1,078.46
Per Building		340.02				226.33	
each additional Building		170.01				112.64	

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Processing of Certificate of Occupancy	65.71
BLDG	Inspection for Certificate of Occupancy	146.02
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
PLN	General Plan Update	52.15
GIS	GIS Processing Fee	5.22

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Commercial Demolition				
Building Sq. Ft.	Plan Check*		Inspection	
	BLDG	PLN	BLDG	
ALL	91.78	56.32	185.65	
Dept	**Fee Type**	**Fee Amount**		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

Industrial New							
Building Sq. Ft.	Plan Check*				Inspection		
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1 - 5,000	974.16	340.02	212.77	407.81	1,516.52	226.33	212.77
5,001 - 10,0000	1,691.75	340.02	256.58	407.81	2,636.70	226.33	212.77
10,001 - 15,000	2,540.75	340.02	299.34	506.90	4,005.12	283.70	256.58
15,001 - 20,000	2,936.05	340.02	343.15	506.90	5,270.28	283.70	256.58
20,001 - 25,000	3,631.73	340.02	385.91	637.27	6,534.40	340.02	299.34
25,001 - 30,000	4,436.92	397.38	429.72	637.27	7,799.55	397.38	299.34
30,001 - 50,000	5,084.63	397.38	559.05	637.27	9,063.67	397.38	385.91
50,001 + SF	Actual Cost	453.71	732.19	637.27	Actual Cost	453.71	559.05
Dept	**Fee Type**	**Fee Amount**					
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation					
BLDG	SMIP 2 Commercial	Established by State Based on Valuation					
BLDG	Building Dept Mandated Training	3.13					
BLDG	Record Retention 11x17 & Smaller	1.04 per page					
BLDG	Record Retention Plan Size	2.09 per page					
PLN	General Plan Update	52.15					
GIS	GIS Processing Fee	5.22					

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Industrial Add/Alt Tenant Improvement							
Building Sq. Ft.	Plan Check*				Inspection	
	BLDG	PLN	FIRE	FIRE Consultant	BLDG	FIRE
1 - 5,000	888.64	226.33	170.01	282.65	890.72	212.77
5,001 - 10,0000	1,279.76	226.33	170.01	282.65	1,303.75	212.77
10,001 - 15,000	1,971.27	283.70	212.77	397.38	2,228.89	256.58
15,001 - 20,000	2,647.13	340.02	256.58	397.38	2,743.09	299.34
20,001 - 25,000	3,318.83	340.02	299.34	512.11	3,451.29	343.15
25,001 - 30,000	3,991.56	340.02	343.15	512.11	4,159.48	385.91
30,001 - 50,000	4,716.45	397.38	429.72	480.82	4,921.92	472.48
50,001 + SF	0.09 per sq. ft.	397.38	559.05	480.82	0.09 per sq. ft.	559.05

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 2 Commercial	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Processing of Certificate of Occupancy	65.71
BLDG	Inspection for Certificate of Occupancy	146.02
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
PLN	General Plan Update	52.15
GIS	GIS Processing Fee	5.22

Industrial Demolition			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
ALL	91.78	56.32	185.65

Dept	Fee Type	Fee Amount
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Multi-Family New							
Building Sq. Ft. / Number of Units	Plan Check*				Inspection		
	BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1-1,500 Sq. Ft.	1,631.25				2,297.73		
each additional 500 Sq. Ft.	84.48				90.09		
1st Building		453.71				112.64	
each additional Building		112.64				112.64	
3 - 6 Units			279.52	428.67			212.77
7 - 14 Units			328.55	428.67			299.34
15 - 49 Units			427.63	637.27			385.91
50 - 99 Units			576.78	637.27			559.05
100 - 149 Units			774.95	637.27			732.19
150 + Units			874.03	637.27			1,078.46
Structures four or more stories			1,270.37	637.27			1,078.46
High-rise (over 55')			1,270.37	637.27			1,078.46

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Processing of Certificate of Occupancy	65.71
BLDG	Inspection for Certificate of Occupancy	146.02
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
PLN	General Plan Update	52.15
GIS	GIS Processing Fee	5.22

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Senior Living, Assisted Living, Memory Care							
Building Sq. Ft. / Number of Units		Plan Check*			Inspection		
		BLDG	PLN	FIRE	BLDG	PLN	FIRE
1-1,500 Sq. Ft.		1,903.48	340.02	212.77	3,081.02		126.20
each additional 500 Sq. Ft.		79.27		83.44	120.99		42.76
Per Building						340.02	
Dept	**Fee Type**	**Fee Amount**					
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation					
BLDG	SMIP 1 Residential	Established by State Based on Valuation					
BLDG	Building Dept Mandated Training	3.13					
BLDG	Processing of Certificate of Occupancy	65.71					
BLDG	Inspection for Certificate of Occupancy	146.02					
BLDG	Record Retention 11x17 & Smaller	1.04 per page					
BLDG	Record Retention Plan Size	2.09 per page					
PLN	General Plan Update	52.15					
GIS	GIS Processing Fee	5.22					

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Multi-Family Addition								
Building Sq. Ft. / Number of Units		Plan Check*				Inspection		
		BLDG	PLN	FIRE	Fire Consultant	BLDG	PLN	FIRE
1-500 Sq. Ft.		430.76		180.44	Actual cost	489.17		126.20
each additional 500 Sq. Ft.		37.55		23.99	Actual cost	31.29		
Per Building			340.02				112.64	
Dept	**Fee Type**	**Fee Amount**						
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation						
BLDG	SMIP 1 Residential	Established by State Based on Valuation						
BLDG	Building Dept Mandated Training	3.13						
BLDG	Record Retention 11x17 & Smaller	1.04 per page						
BLDG	Record Retention Plan Size	2.09 per page						
PLN	General Plan Update	52.15						
GIS	GIS Processing Fee	5.22						

Multi-Family Demolition				
Building Sq. Ft.		Plan Check*		Inspection
		BLDG	PLN	BLDG
ALL		91.78	28.16	185.65
Dept	**Fee Type**	**Fee Amount**		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Single Family New/Tract Model Complex Homes					
Building Sq. Ft.	Plan Check*		Inspection		
	BLDG	PLN	BLDG**	PLN	FIRE
1 - 1,000	1,095.15	226.33	1,410.14	226.33	126.20
each additional 500 Sq. Ft.	86.57		118.90		

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Processing of Certificate of Occupancy	65.71
BLDG	Inspection for Certificate of Occupancy	146.02
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
PLN	General Plan Update	52.15
GIS	GIS Processing Fee	5.22

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

**A 50% reduction in the Single Family Dwelling inspection fees for the inspection of five or more production units when the inspections are performed on the same day as requested and for the same inspection type.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Single Family New/Tract Production Homes					
Building Sq. Ft.		Plan Check*		Inspection	
		BLDG	PLN	BLDG**	FIRE
1 - 1,000		227.37	112.64	1,249.51	126.20
each additional 500 Sq. Ft.		43.81		117.86	
Dept	**Fee Type**	**Fee Amount**			
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation			
BLDG	SMIP 1 Residential	Established by State Based on Valuation			
BLDG	Building Dept Mandated Training	3.13			
BLDG	Processing of Certificate of Occupancy	65.71			
BLDG	Inspection for Certificate of Occupancy	146.02			
BLDG	Record Retention 11x17 & Smaller	1.04 per page			
BLDG	Record Retention Plan Size	2.09 per page			
PLN	General Plan Update	52.15			
GIS	GIS Processing Fee	5.22			

Single Family New/Custom Home						
Building Sq. Ft.		Plan Check*		Inspection		
		BLDG	PLN	BLDG**	PLN	FIRE
1 - 1,000		1,095.15	170.01	1,510.26	112.64	126.20
each additional 500 Sq. Ft.		94.91		182.53		
Dept	**Fee Type**	**Fee Amount**				
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation				
BLDG	SMIP 1 Residential	Established by State Based on Valuation				
BLDG	Building Dept Mandated Training	3.13				
BLDG	Processing of Certificate of Occupancy	65.71				
BLDG	Inspection for Certificate of Occupancy	146.02				
BLDG	Record Retention 11x17 & Smaller	1.04 per page				
BLDG	Record Retention Plan Size	2.09 per page				
PLN	General Plan Update	52.15				
GIS	GIS Processing Fee	5.22				

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.
**A 50% reduction in the Single Family Dwelling inspection fees for the inspection of five or more production units when the inspections are performed on the same day as requested and for the same inspection type.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Single Family Room Addition					
Building Sq. Ft.	Plan Check*			Inspection	
	BLDG	PLN	FIRE	BLDG	
1 - 250	286.83	84.48		274.31	
251 - 500	391.13	84.48		322.29	
501 - 2,000	494.38	84.48		371.31	
2,001 +	494.38	112.64	126.20	468.31	
Dept	**Fee Type**	**Fee Amount**			
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation			
BLDG	SMIP 1 Residential	Established by State Based on Valuation			
BLDG	Building Dept Mandated Training	3.13			
BLDG	Record Retention 11x17 & Smaller	1.04 per page			
BLDG	Record Retention Plan Size	2.09 per page			
PLN	General Plan Update	52.15			
GIS	GIS Processing Fee	5.22			

Single Family Demolition				
Building Sq. Ft.	Plan Check*		Inspection	
	BLDG	PLN	BLDG	
ALL	91.78	28.16	185.65	
Dept	**Fee Type**	**Fee Amount**		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Multi-Family & Single Family Alterations and Fire Damage Repair		
Type of Alterations	Plan Check*	Inspection
	BLDG	BLDG
Minor (up to 2 inspections)	91.78	233.63
Complex	195.04	428.67
Fire Damage Repair	338.98	761.39

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Manufactured Home				
Per Permit	Plan Check*		Inspection	
	BLDG	PLN	BLDG	FIRE
Existing - Add Permanent Foundation	96.37	56.32	253.45	126.20
Foundation & Site Preparation	111.60	56.32	548.62	126.20
Installation & Site Preparation	111.60	56.32	548.62	126.20

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Processing of Certificate of Occupancy	65.71
BLDG	Inspection for Certificate of Occupancy	146.02
BLDG	HCD Processing Fee Per Transportable Unit	11.00 Only Permanent Foundation
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
PLN	General Plan Update**	52.15 (does not apply to Existing-Add Permanent Foundation)
GIS	GIS Processing Fee	5.22

* Plan Check fees consist of a maximum of three plan reviews. Additional Costs will apply for the subsquent plan review(s) performed. Actual costs to be determined per the additional plan review time required to completed review based on the full burdened hourly rate.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Manufactured Home Removal or Demolition				
Building Sq. Ft.		Plan Check*		Inspection
		BLDG	PLN	BLDG
ALL		63.62	28.16	201.30
Dept	**Fee Type**	**Fee Amount**		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

Pool or Spa				
Type		Plan Check*		Inspection
		BLDG	PLN	BLDG
Gunite Pool		63.62	56.32	664.39
Gunite Spa		63.62	56.32	567.39
Gunite Pool & Spa		63.62	56.32	713.41
In-Ground Fiberglass or Vinyl		63.62	56.32	445.36
Above-Ground		63.62	56.32	231.55
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

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Patio Cover			
Type	Plan Check*		Inspection
	BLDG	PLN	BLDG
Lattice Patio cover	35.00	56.32	308.73
Balcony, Deck, Solid Patio Cover		56.32	
ICC/IAPMO Aluminum Patio Cover	45.89	56.32	284.74
ICC/IAPMO Aluminum Patio Room Enclosure	45.89	56.32	308.73
Patio Footings for future use, Gas, Electric Stub Out			88.66
Engineered Balcony, Deck, Solic & Lattice	142.89	56.32	357.75

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Wall - City Standard			
Linear Feet	Plan Check*		Inspection
	BLDG	PLN	BLDG
1 - 500	45.89	28.16	205.47
Each Additional 500 LF or fraction	45.89	28.16	205.47

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

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Wall - Engineered				
Linear Feet		Plan Check*		Inspection
		BLDG	PLN	BLDG
1 - 500		87.61	56.32	445.36
Each Additional 500 LF or fraction		70.92	56.32	189.83
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

Wall - Pilaster				
Number of Pilaster/Columns		Plan Check*		Inspection
		BLDG	PLN	BLDG
1 - 4		45.89		76.14
Each additional 4 or fraction thereof		45.89	28.16	76.14
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

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Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Garage - Conversion to Conditioned Space			
Conversion Type	Plan Check*		Inspection
	BLDG	PLN	BLDG
Conditioned Space	195.04	56.32	300.38
Temporary Office	195.04	56.32	274.31

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Garage - New			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
1-500 sq. ft.	349.41	112.64	504.81
501-800 sq. ft.	456.83	112.64	670.65
801 - 1500 sq. ft.	523.59	112.64	797.90
1501 + sq. ft.	591.38	112.64	924.10

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

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Carport			
Building Sq. Ft.	Plan Check*		Inspection
	BLDG	PLN	BLDG
1 - 500	159.58	$ 56.32	438.06
501 +	31.29 per sq. ft.	$ 56.32	87.61 per sq. ft.

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	SMIP 1 Residential	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Signs				
Type	Plan Check*		Inspection	
	BLDG	PLN	BLDG	PLN
Signs - Wall (1)	133.50	112.64	160.62	
Signs - Wall (each additional)	25.03		50.06	
Monument, Pylon, Freestanding Signs (each)	227.37	112.64	225.29	112.64

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

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Trailers - Temporary			
Type of Trailer	Plan Check*		Inspection
	BLDG	PLN	BLDG
Temporary Construction Trailer	123.07	56.32	165.84
Temporary Sales Trailer	289.95	56.32	209.64

Dept	Fee Type	Fee Amount
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Power Pole - Temporary			
Number of Poles	Plan Check*		Inspection
	BLDG	PLN	BLDG
1	115.77	28.16	249.28
2 - 10	115.77	28.16	249.28
11 +	115.77	56.32	25.03 per additional pole

Dept	Fee Type	Fee Amount
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Cell Site						
Cell Site Type	Plan Check*			Inspection		
	BLDG	PLN	FIRE	BLDG	PLN	FIRE
Antenna Alterations	194.00	112.64	126.20	205.47	56.32	126.20
New Tower, Pole, Monopoles, Equipment Shelters	248.23	226.33	170.01	541.32	170.01	126.20

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
FIN	Finance Processing Fee	2.09 per page
GIS	GIS Processing Fee	5.22

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Plumbing		
Plumbing Type	**Plan Check***	**Inspection**
	BLDG	**BLDG**
Installation	63.62	185.65
Installation, Complex	**Actual Cost	**Actual Cost
Upgrade	39.63	132.46
Upgrade, Complex	**Actual Cost	**Actual Cost
House Connect to Sewer, Including Abandonment of Septic	63.62	132.46
On Site Private Sewer & Water System	**Actual Cost	**Actual Cost
Water Heater Replacement Footing Only Stub Outs, Earthquake Valves. (Council has waved this fee for less than 500 value)	Waived per Council action 05-15-2001	88.66

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State - Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Mechanical		
Mechanical Type	**Plan Check***	**Inspection**
	BLDG	**BLDG**
Installation	63.62	185.65
Installation, Complex	**Actual Cost	**Actual Cost
Upgrade	35.46	132.46
Upgrade, Complex	**Actual Cost	**Actual Cost
Air Conditioner and/or Furnace Replacement	35.46	132.46

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

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Electrical		
Electrical Type	Plan Check*	Inspection
	BLDG	BLDG
Installation	63.62	182.53
Installation, Complex	**Actual Cost	**Actual Cost
Upgrade	63.62	90.74
Upgrade, Complex	**Actual Cost	**Actual Cost
Electrical Meter Change Out	53.19	185.65

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Solar Permit Fees	
Permit Fee Limits for Solor Photovoltaic	**Fee Amount**
Residential System 15 kW or less	450.00
Residential system more than 15 kW, base fee	500.00
Residential system more than 15 kW, per kW over 15 kW	15.00
Commercial system 50 kW or less	1,000.00
Commercial system more than 50 kW and less than or equal to 250 kW, base fee	1,000.00
Commercial system more than 50 kW and less than or equal to 250 kW, per kW over 50 kW	7.00
Commercial system more than 250 kW, base fee	2,400.00
Commercial more than 250 kW, per kW over 250 kW	5.00
Permit Fee Limits for Solor Thermal	**Fee Amount**
Residential System 10 kW or less	450.00
Residential system more than 10 kW, base fee	450.00
Residential system more than 10 kW, per kW over 10 kW	15.00
Commercial system 30 kW or less	1,000.00
Commercial system more than 30 kW and less than or equal to 260 kW, base fee	1,000.00
Commercial system more than 30 kW and less than or equal to 260 kW, per kW over 30 kW	7.00
Commercial system more than 260 kW, base fee	2,610.00
Commercial more than 260 kW, per kW over 260 kW	5.00

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Mechanical, Electrical, Plumbing	
Fee Type	**Fee Amount**
Plans Examiner - Mini, per MEP	25.03
Plans Examiner - Minor, per MEP	51.11
Plans Examiner - Medium, per MEP	77.18
Plans Examiner - Major, per MEP	103.26
Plans Examiner - Mega, per MEP	129.33
Inspector - Mini, per MEP	119.95
Inspector - Minor, per MEP	233.63
Inspector - Medium, per MEP	347.32
Inspector - Major, per MEP	467.26
Inspector - Mega, per MEP	588.25

Wind Turbine for Electric Generation				
		Plan Check*		Inspection
		BLDG	PLN	BLDG
Each		142.89	112.64	185.65
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

Trash Enclosure Single or Double				
Trash Enclosure		Plan Check*		Inspection
		BLDG	PLN	BLDG
Single or Double		45.89	170.01	233.63
Dept	**Fee Type**	**Fee Amount**		
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation		
BLDG	Building Dept Mandated Training	3.13		
BLDG	Record Retention 11x17 & Smaller	1.04 per page		
BLDG	Record Retention Plan Size	2.09 per page		
GIS	GIS Processing Fee	5.22		

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Parking Lot Light Standards/Poles			
Number of Lights/Poles	Plan Check*		Inspection
	BLDG	PLN	BLDG
1 - 5	70.92	112.64	185.65
6 - 20	70.92	141.85	233.63
21 +	142.89	226.33	14.60 per additional pole

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

Re-Roof		
Electrical Type	Plan Check*	Inspection
	BLDG	BLDG
Commercial	163.75	258.66
Commercial - Per Additional Phase/Segment		97.00
Residential	91.78	172.10
Residential - Per Additional Phase/Segment		97.00

Dept	Fee Type	Fee Amount
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation
BLDG	Building Dept Mandated Training	3.13
BLDG	Record Retention 11x17 & Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page
GIS	GIS Processing Fee	5.22

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Occupancy Inspection					
Number of Permits		Plan Check*		Inspection	
		BLDG	FIRE	BLDG	FIRE
EACH		103.26	139.76	230.50	212.77
Dept	**Fee Type**	**Fee Amount**			
BLDG	Building Dept Mandated Training	3.13			
BLDG	Record Retention 11x17 & Smaller	1.04 per page			
BLDG	Record Retention Plan Size	2.09 per page			
GIS	GIS Processing Fee	5.22			

Certificate of Occupancy - Temporary (TCO)					
Number of Permits		Inspection			
		BLDG	PLN	FIRE	ENG
Each		625.80	226.33	212.77	208.60
Dept	**Fee Type**	**Fee Amount**			
BLDG	Processing Certificate of Occupancy	65.71			
BLDG	Security Deposit	10,000.00			
FIN	Security Deposit Administration Fee	Based on 1% of Security Deposit			

Permit <u>without</u> Planning Approval (Residential/Non-Residential/Over the Counter)					
		Plan Check*		Inspection	
		BLDG	FIRE	BLDG	FIRE
Each		**Actual Cost	126.20	**Actual Cost	126.20
Dept	**Fee Type**	**Fee Amount**			
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation			
BLDG	Building Dept Mandated Training	3.13			
BLDG	Record Retention 11x17 & Smaller	1.04 per page			
BLDG	Record Retention Plan Size	2.09 per page			
GIS	GIS Processing Fee	5.22			

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Permit with Planning Approval (Residential/Non-Residential/Over the Counter)						
		Plan Check			Inspection	
		BLDG	PLN	FIRE	BLDG	FIRE
ALL		**Actual Cost	28.16	126.20	19.82	126.20
Dept	**Fee Type**	**Fee Amount**				
BLDG	Standards Adm Special Revolving Fund	Established by State Based on Valuation				
BLDG	Building Dept Mandated Training	3.13				
BLDG	Record Retention 11x17 & Smaller	1.04 per page				
BLDG	Record Retention Plan Size	2.09 per page				
GIS	GIS Processing Fee	5.22				

Plan Review Services						
Plan Check Type	Plan Check*			Inspection		
	BLDG	PLN	FIRE	BLDG	PLN	FIRE
Miscellaneous Plan Check	**Actual Cost	**Actual Cost	126.203 per hour	**Actual Cost	**Actual Cost	126.203 per hour
Plan Review - Expedited - Based on approved request and availability	Additional 50% of Plan Review Fee					
Preliminary Plan Review - Based on approved request and availability - Minimum 1 hour	182.53 per hour					
Construction Project Phasing Plan (Residential and Non Residential)	497.51					
Plan Revisions - Minimum 1 hour	**Actual Cost					

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Inspections		
Inspection Type		Inspection
		BLDG
BLDG	Inspection	Actual Cost on Fully Burdened Hourly Rate
BLDG	Re-Inspection Minimum 1 hour	Actual Cost on Fully Burdened Hourly Rate
BLDG	Investigative Inspection	Actual Cost on Fully Burdened Hourly Rate
BLDG	Investigative for work done without a permit (residential)	Actual Cost on Fully Burdened Hourly Rate
BLDG	Investigative for work done without a permit (Comm/Industrial/Multi-Family/Other)	Actual Cost on Fully Burdened Hourly Rate
BLDG	Overtime Inspections	Calculated at time-and-a-half Fully Burdened Hourly Rate
BLDG	Applicant Deposit/Trust Accounts	Actual Cost on Fully Burdened Hourly Rate
BLDG	Temporary Utility Releases (Per Unit or Dwelling for Each Utility Release)	$ 177.31

Affidavit Request		
Dept	Fee Type	Fee Amount
BLDG	Processing Affidavit	179.40
BLDG	Certified Postage (2) Letters	Actual Cost
BLDG	Record Retention 11 x 17 or Smaller	1.04 per page
BLDG	Record Retention Plan Size	2.09 per page

Notes
Re-inspection Fees will be assessed at FBHR (Fully Burdened Hourly Rate) for inspection process.
**Actual Cost based on the following…
1. Projected total time duration of proposed project
2. FBHR (fully burdened hourly rate) of applicable department(s) staff

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Grading (Clear and Grub, Stockpile, Mass, Rough)								
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check					Inspection	
		Minimum	ENG	PLN	FIRE	Fire Consultant	Minimum	PW
50 - 100,000 CY		5,000.00	3.00%	170.01	178.35	391.13	7,500.00	5.00%
100,001 - 200,000 CY		5,000.00	2.50%	170.01	178.35	391.13	7,500.00	4.00%
200,001 + CY		5,000.00	2.00%	170.01	178.35	391.13	7,500.00	3.00%
Dept	**Fee type**	**Fee Amount**						
ENG	Permit Fee	100.13						
ENG	Record Retention - Mylar	8.34 per page						
ENG	Record Retention - Reports	52.15 each						
PLN	General Plan Update	52.15						

Precise Grade Commercial						
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check			Inspection	
		Minimum	ENG	PLN	Minimum	PW
Commercial - Minor (to $60,000)		2,500.00	5.00%	340.02	3,500.00	6.00%
Commercial - Small ($60,001 to $250,000)		5,000.00	3.00%	340.02	7,500.00	5.00%
Commercial - Medium ($250,001 to $750,000)		6,500.00	2.50%	681.08	8,750.00	4.00%
Commercial - Large ($750,001 up)		15,020.00	2.00%	1,022.14	22,530.00	3.00%
Dept	**Fee type**	**Fee Amount**				
ENG	Permit Fee	100.13				
ENG	Record Retention - Mylar	8.34 per page				
ENG	Record Retention - Reports	52.15 each				
PLN	General Plan Update	52.15				
BLDG	Precise Grading for Site Compliance up to 3 Bldgs	155.41				
BLDG	Precise Grading for Site Compliance each add'l Bldg	77.18				

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Precise Grade Residential								
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check					Permit / Inspection	
		Minimum	ENG	PLN	FIRE	Fire Consultant	Minimum	PW
Tract Housing		5,000.00	3.00%	453.71	178.35	391.13	7,500.00	5.00%
Single Family Residence		5,000.00	3.00%	255.54	178.35	391.13	1,300.00	5.00%
Single Family Residence - with WQMP		5,000.00	3.00%	255.54	178.35	391.13	1,300.00	5.00%
Multi Family Residential		5,000.00	3.00%	511.07	178.35	391.13	7,500.00	5.00%
Dept	**Fee type**	**Fee Amount**						
ENG	Permit Fee	100.13						
ENG	Record Retention - Mylar	8.34 per page						
ENG	Record Retention - Reports	52.15 each						
PLN	General Plan Update	52.15						
BLDG	Tract and Multi-Family Plan Check	155.41						

Other Grading Permits			
Type		Plan Check	Permit / Inspection
		ENG	PW
Fine Grade & Drainage		521.50	1,043.00
Haul Permit > 50 CY		$100.13	521.5 security deposit
Permit Extension / Renewal		100.13	5% of construction cost “remaining” at the time of extension/renewal
Dept	**Fee type**	**Fee Amount**	
ENG	Permit Fee	100.13	
PLN	General Plan Update	52.15	

Revision - Grading					
Type Fees are calculated based on % of Engineer's Cost Estimate.		Plan Check			Permit / Inspection
		ENG	Fire	Fire Consultant	PW
Revision - Grading		2086.00 per page			5.00%
WQMP Review		Charged at prevailing hourly rate			
Dept	**Fee type**	**Fee Amount**			
ENG	Permit Fee	100.13			
ENG	Record Retention - Mylar	8.34 per page			
ENG	Record Retention - Reports	52.15 each			
PLN	General Plan Update	52.15			

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Seismic Study-Alquist Priolo/Special Study Zone		
Type		Plan Check
		ENG
Seismic Study/Special Study Zone		3,650.50
Dept	**Fee type**	**Fee Amount**
ENG	Record Retention - Reports	52.15 each
PLN	General Plan Update	52.15

Improvements - Street, Storm Drain, Sign & Stripe, Median and/or Traffic Signal				
Type Fees are calculated based on % of Engineer's Cost Estimate.	Plan Check		Permit / Inspection	
	Minimum	ENG	Minimum	PW
Improvements, Small (to $250,000)	5,000.00	3.00%	7,500.00	5.00%
Improvements, Medium ($250,001 to $750,000)	6,250.00	2.50%	8,750.00	4.00%
Improvements, Large ($750,001 up)	15,020.00	2.00%	22,530.00	3.00%
Dept	**Fee type**	**Fee Amount**		
ENG	Permit Fee	100.13		
ENG	Facility Indicator Fee	18.77		
ENG	Record Retention - Mylar	8.34 per page		
ENG	Record Retention - Reports	52.15 each		
PLN	General Plan Update	52.15		

Improvement Revisions - Street, Storm Drain, Median and/or Sign & Stripe			
Type Fees are calculated based on % of Engineer's Cost Estimate.	Plan Check	Permit / Inspection	
	ENG	PW	
Revision - Improvement Plans	2086.00 per page	5.00%	
Dept	**Fee type**	**Fee Amount**	
ENG	Permit Fee	100.13	
ENG	Facility Indicator Fee	18.77	
ENG	Record Retention - Mylar	8.34 per page	
ENG	Record Retention - Reports	52.15 each	
PLN	General Plan Update	52.15	

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Maps New / Changes					
Type		Plan Check			
		ENG	PLN	FIRE	FIRE CONSULTANT
Easement Dedication/Quitclaim		3,129.00	84.48		
Final Map, Amendment		3,129.00	226.33		
Tract Map, Small (Up to 25 lots)		7,301.00	226.33	178.35	391.13
Tract Map, Medium (26 to 85 lots)		10,430.00	453.71	178.35	391.13
Tract Map, Large (86+ lots)		15,645.00	681.08	178.35	391.13
Parcel Map (4 parcels maximum) - Residential		7,301.00	453.71	178.35	391.13
Map Parcel, Waiver		2,711.80	84.48		
Lot Line Adjustment, 1 - 4 lots		3,441.90	84.48		
Parcel Merger, Maximum 4 lots		4,902.10	84.48		
Certificate of Compliance		3,394.97	84.48		
Conditional Certificate of Compliance		2,086.00	340.02		
Certificate of Correction		3,129.00	84.48		
Vacation - Summary (requires 1 CC)		4,067.70	84.48		
Vacation - General (requires 2 CC & signs)		5,475.75	340.02		

Dept	Fee type	Fee Amount
ENG	Record Retention - Mylar	8.34 per page
ENG	Record Retention - Reports	52.15 each
PLN	General Plan Update	52.15

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Encroachment Permits		
Type Fees are calculated based on Fee Calculation Form unless otherwise indicated.		
Permit	**Fee**	**Extension/Renewal**
Permit	100.13	5% of construction cost "remaining" at the time of extension/renewal
Facility Indicator Fee	18.77	
Inspection	**Type**	**Fee**
Minimum 1 Day-Per Permit		132.46
Additional Days	Residential or Collector	41.72
(Per day)	Secondary or Major	62.58
	Arterial	83.44
Overtime-Per Hour		198.17
Scope of Work	**Type**	**Fee**
Pot Hole with 6" to 8" Core Vac	Residential or Collector	41.72
(Each)	Secondary or Major	62.58
	Arterial +	83.44
Trench - Pavement (maximum 2' wide)	Residential or Collector	1.04
(Per Linear Ft.)	Secondary or Major	1.56
	Arterial +	2.09
Trench - Parkway or Dirt (maximum 2' wide) ***	Residential or Collector	1.04
(Per Linear Ft.)	Secondary or Major	1.30
	Arterial +	1.56
Bore Pits	Pavement (each)	125.16
	Parkway or Dirt (each) ***	62.58
Pot Hole / Bore	Pavement (1st 1,000 Linear Ft.)	1.56
	Parkway or Dirt (each) ***	1.04
Test Monitoring Well (each)		359.84
Curb Cores	Commercial/Industry	104.30
Curb and Gutter (R&R) (Per Linear Ft.)		1.56
Excavation (per Sq Ft.)	Pavement (1st 1,000 Sq. Ft.)	1.04
	Parkway or Dirt ***	0.73
	Sidewalk (R&R) per sq. ft.	1.56
Driveway	Residential	359.84
	Commercial/Industry	881.34
Temporary Power	Per Street Crossing	125.16

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Encroachment Permits continue…		
Traffic Control	**Type**	**Fee**
Inspection	Residential or Collector	41.72
(Per day)	Secondary or Major	62.58
	Arterial +	83.44
Other	**Type**	**Fee**
Curb Cores	Residential	76.14
Small Utility	Blanket Permit	76.14
Medium Utility	Fee Calculation	
Large Utility (Cost Estimate over $10,000)	See "Improvements" section above	
With Third Party Plan Check	See"Improvements" section above	
Cost Estimate Without Third Party Plan Ck	Fee Calculation	

Dept	Fee type		Fee Amount
ENG	Blanket Permit Administration Fee		646.66 per year
ENG	Record Retention - Mylar		8.344 per page
ENG	Record Retention - Reports		52.15.00 each
*** (Landscape areas may require CSD Approval & Security Deposit)			

Monument Inspection	
Acres	**Inspection**
	ENG
Tract Map - Lots < 2.5	1,147.30
Tract Map - Lots > 2.5	1,720.95
Parcel Map 4 or less parcels <20	573.65
Parcel Map 20 or more	1,147.30

Dept	Fee type	Fee Amount
ENG	Permit Fee	100.13
ENG	Record Retention - Mylar	8.34 per page
ENG	Record Retention - Reports	52.15 each

Transportation Permit	
TYPE	**Permit**
	ENG
Single Trip (1 round trip / 3 day maximum)	16.00 *
Annual Permit (365 days)	90.00 *
* Permit fee amounts per State Vehicle Code and are subject to change.	

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Other Fees	
TYPE	**ENG**
Plan check fees assume maximum of four (4) plan checks.	Additional plan check may require additional fees.
Should Engineer's Cost Estimate amount increase during Plan Check	Additional plan check fees will be required.
Penalty if Work Started Without Permit - Grading or Encroachment	521.5.00 or as Determined by PW Director
Permits issued for one (1) year construction period Grading or Encroachment	Permit extensions require additional Inspection Fee based on remaining work.
Over the Counter Plan Check	Charged at prevailing hourly rate
WQMP Plan Checks	Charged at prevailing hourly rate
Legal Review	Charged at actual cost.
Wireless Facilities Plan Check	Charge based on estimated actual cost.
Engineer's Cost Estimate, Fee Calculation Worksheet, Fees	May be subject to modification by PW Director
Permits - PW Inspection for Overtime Work	Charged at 1.5 times prevailing hourly rate.
At-risk Submittals (15-25%)	25% of original fee
Additional Submittals (>4)	Actual cost
Statewide Community Infrastructure Program (SCIP) application and construction costs/invoice review	2,993.41
Engineering Agreements for Community Facilities District Reviews, Hourly	1,831.51
CALTRANS Landscape Agreement	511.07
Final WQMP w/ Approved Preliminary - Commercial	4,693.50
Final WQMP w/ Approved Preliminary - Residential	1,022.14
Bond Release/Reduction/Replacements	745.75

Dept	Fee type	Fee Amount
ENG	Security Deposit Administration Fee	1% of Cash Security
ENG	Misc Fee (FedEx, Copies, etc)	Actual Cost

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Addressing	Fee Amount
Addressing (1 to 5 addresses)	702.98
Addressing - Each additional 25 addresses	682.12

Development Agreements	Deposit	Fee Amount
Development Agreement[3]	15,645.00	
Development Agreement Amendment[3]	10,430.00	
Development Agreement Annual Review		3,129.00
Estopel Agreements		674.82

Addressing	Deposit
Annexation[3]	10,430.00

Addressing	Fee Amount
Appeal	1,043.00

Addressing	Fee Amount
Block Party	132.46

Conditional Use Permits	Fee Amount
Administrative Alcohol Use	1,668.80
Conditional Use Permit (CUP)[1]	9,387.00
Minor Conditional Use Permit (MCUP)[1]	5,493.48
Conditional Use Permit (CUP) - Revised Permit[1]	6,781.59
Minor Conditional Use Permit (MCUP) - Revised Permit[1]	4,497.42
Conditional Use Permit (CUP)/Minor Conditional Use Permit (MCUP) - Substantial Conformance	2,786.90

Development Code Amendment	Deposit
Development Code Amendment[3]	10,430.00

Development Plan Permits	Fee Amount
Development Plan Permit (Hearing)[2]	14,991.04
Development Plan Permit (Administrative)[2]	9,948.13
Development Plan Permit - Revised Permit (Hearing)[2]	12,378.32
Development Plan Permit - Minor Substantial Conformance	2,217.42
Development Plan Permit - Minor Improvements	3,556.63
Development Plan (Multi-family) - per unit	15.65
Development Plan (Comm/Ind) - per acre	69.88
Development Review Committee Resubmitted Fee for 3rd + Review	1,730.34
Development Review - Fire	982.51
Master Development Plan[1]	10,430.00

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Environmental Review	Deposit	Fee Amount
Environmental Assessment (Initial Study/ND/MND)[7]		4274.214 + Consultant Contract Amount
Environmental Impact Report[5,7]	20,860.00	
MSHCP: JPR or DBESP or HANS		1,063.86

Extension of Time	Deposit	Fee Amount
Extension of Time		2,712.84

Filming Permit	Deposit	Fee Amount
Filming Permit		106.39

General Plan	Deposit	Fee Amount
General Plan Amendment[3]	10,430.00	
General Plan Update		52.15

Home Occupation Permit	Deposit	Fee Amount
Home Occupation Permit		63.62

Landscape Plan Check/Inspection	Fee Amount
Landscape Inspection	Actual Consultant Cost
Landscape Plan Check (Per sheet not counting title sheet. Up to 3 plan checks)	Actual Consultant Cost

Large Family Day Care	Fee Amount
Large Family Day Care	2,086.00

Noticing (In accordance with MMC 16.76)	Fee Amount
Notice - Mailed (includes postage/paper costs)	172.10
Newspaper Notice - Standard Ad	146.02
Newspaper Notice - Display Ad	677.95
Notice - Property Posting (Per sign)	192.96

Phasing Plan/Map	Fee Amount
Phasing Plan/Map	6,080.69

Pre-Application Review	Deposit	Fee Amount
Pre-Application Review		1,043.00
Pre-Application Review Multi-Family		2,607.50

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Short-Term Vacation Rentals	Fee Amount
Non-Hosted Application/Renewal	938.00
Hosted Application/Renewal	533.00

Sign Program	Fee Amount
Sign Program	1,386.15
Sign Program Amendment	752.00
Sign Permit (1-4 signs)	56.32

Specific Plans	Deposit
Specific Plan[3]	20,860.00
Specific Plan Amendment[3]	10,430.00

Street Names	Fee Amount
Street Names	987.72
Street Names	772.86
Street Name Change (Hearing)[6]	4,660.12

Surface Mining Permit	Fee Amount
Surface Mining Permit[2]	12,865.41
	$ 1,043.00

Temporary Use Permit	Fee Amount
Temporary Use Permit[4]	427.00

Tentative Maps[9]	Deposit	Fee Amount
Tentative Tract[3]	15,645.00	
Tentative Condo Map[3]	15,645.00	
Tentative Parcel Map - Residential[3]	15,645.00	
Tentative Parcel Map - Commercial/Industrial[3]	10,430.00	
Tentative Tract or Parcel Map - Revised (Minor)[2]		7,052.77
Tentative Tract - Revised (Major)[3]	10,430.00	
Tentative Parcel Map - Revised (Major)[2]		8,173.99
Vesting Tentative Tract or Parcel Map - Revised (Minor)[7]		4,249.18
Vesting Tentative Tract or Parcel Map - Revised (Major)[3]	10,430.00	
Per Lot		26.08
Parcel Merger		4,077.09
Reversion to Acreage		6,526.05

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Variance	Fee Amount
Variance (Public Hearing)[6]	2,607.50
Variance (Administrative)[6]	2,086.00
Reasonable Accomodation	208.60

Zoning	Deposit	Fee Amount
Zone Change[3,5]	10,430.00	
Zoning/Project Information Letter/Research for 2 hours		285.78
Zoning/Project Information Letter/Research, each additional 1 hour		88.66

Short-Term Vacation Rentals	Fee Amount
Non-Hosted Application/Renewal Fee	323.33
Hosted Application/Renewal Fee	234.68

Notes:	
1	Plus applicable General Plan Update, Environmental Review and Noticing Fees.
2	Plus applicable Per Acre/Unit/Lot Fee, General Plan Update, Environmental Review Fee and Noticing Fees (Round Per Acre or Unit to nearest whole number).
3	Actual charge is "fully burdened" rate, plus General Plan Update Fee, Environmental Review Fee and Noticing Fees.
4	An entity with an IR Code Section 501c3 tax exemption may request a fee reduction of 25% with proof of 501c3 status.
5	Actual charge is "fully burdened" rate, plus Consultant Contract Amount.
6	Plus applicable Noticing Fees.
7	Plus applicable General Plan Update Fee and Noticing Fees (If not associated with another application (i.e. Development Plan, Tentative Map, General Plan Amendment, etc.)
8	If two or more deposit applications are filed concurrently, then the deposit amount is the highest deposit application
9	If concurrent Development Plan and Conditional Use Permit or Tentative Map and Development Plan applications are submitted, then the lesser of the two applications shall be 25% less.
10	Actual Charges for any additional city services.

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Fire Sprinklers			
Fee Type	**Plan Check**	**Fire Consultant**	**Inspection**
Tenant Improvement (1-10 heads)	147.06	302.47	189.83
Tenant Improvement (11-50 heads)	233.63	462.05	233.63
Tenant Improvement (51-100 heads)	320.20	462.05	276.40
Tenant Improvement (100+ heads)	406.77	683.17	320.20
Automatic Fire Sprinkler System - New System (plan check, weld inspection, hanger/brace inspection, hydrostatic test final test (1-100 heads)	320.20	555.92	362.96
Automatic Fire Sprinkler System– New System (plan check, weld inspection, hanger/brace inspection, hydrostatic test final test) (101-300 heads)	402.60	555.92	449.53
Automatic Fire Sprinkler System– New System (plan check, weld inspection, hanger/brace inspection, hydrostatic test final test) (301-700 heads)	449.53	555.92	579.91
Automatic Fire Sprinkler System– New System (plan check, weld inspection, hanger/brace inspection, hydrostatic test final test) (700+ heads)	579.91	555.92	753.05
Automatic Fire Sprinkler - New System- Additional Floor Per Building		47.98	
Automatic Fire Sprinkler - New System- Additional Hydraulic Calculation Per Building		49.02	
Home Sprinkler System - Per 13D Residence (Up to 5,000 sq. ft.)	189.83	344.19	320.20
Home Sprinkler System - Per 13D Residence (More than 5,000 sq. ft.)	276.40	555.92	406.77
Home Sprinkler System- Additional Hydraulic Calculation		45.89	

Fire Alarm			
Fee Type	**Plan Check**	**Fire Consultant**	**Inspection**
Fire Alarm Tenant Improvement (1-10 devices)	147.06	323.33	189.83
Fire Alarm Tenant Improvement (11-50 devices)	233.63	503.77	233.63
Fire Alarm Tenant Improvement (51-100 devices)	320.20	503.77	320.20
Fire Alarm Tenant Improvement (101+ devices)	406.77	683.17	449.53
Fire Alarm Tenant Improvement (For each Communicator - Landline to Wireless)	147.06		512.11
Fire Alarm Submittal –New System (1-10 devices)	276.40		554.88
Fire Alarm Submittal – New System (11-50 devices)	320.20		598.68
Fire Alarm Submittal – New System (51-100 devices)	406.77		685.25
Fire Alarm Submittal – New System (101+ devices)	579.91		814.58
Fire Alarm Submittal – New System (Per System)		555.92	
Fire Alarm Submittal – New system each additional floor		206.51	150.00

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Special Structures: Four or more stories, special hazards, etc. (Applies to both fire sprinkler systems and building plans as separate submittals.)			
Fee Type	**Plan Check**	**Fire Consultant**	**Inspection**
Building Plan Check/Field Inspection	772.86	865.69	599.73
High-rise (over 55')	946.00	993.98	772.86

Multi-Family/Motel/Hotel: Applies to both building and fire sprinkler plans as separate submittals			
Number of Units	**Plan Check**	**Fire Consultant**	**Inspection**
3 to 6 Units	233.63	448.49	233.63
7 to 14 Units	406.77	448.49	406.77
15 to 49 Units	579.91	677.95	579.91
50 to 99 Units	772.86	677.95	772.86
100 to 149 Units	946.00	677.95	946.00
150 + Units	1,119.14	865.69	1,119.14

Fire Protection Systems			
Fee Type	**Plan Check**	**Fire Consultant**	**Inspection**
Fire On-site Underground Water Systems (1-9 hydrants)		448.49	406.77
Fire On-site Underground Water Systems (10 or more hydrants)		657.09	579.91
Halon System	189.83	417.20	233.63
Hood Duct Systems	233.63	333.76	233.63
Wildland Urban Interface Fuel Modification	233.63	782.25	211.73
Nitrous Oxide/Oxygen Systems, Compressed Gas Tanks & Related Systems	233.63	417.20	276.40
Spray Paint Booth	233.63	417.20	233.63
Private On-site Water Tank System (Rural areas)	406.77		

Fuel Storage			
Fee Type	**Plan Check**	**Fire Consultant**	**Inspection**
Above/Underground Fuel Storage	233.63	677.95	233.63
Tank Removal	147.06		233.63

Care Services	
Description	**Inspection**
Pre-Inspection	
Residential Care Facility	276.40
Residential Daycare Facility (small and large)	276.40
Residential Detox Facility	276.40

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Fire Safety Business Inspection	
Type	**Fee**
Existing Business - Up to 3,000 sq. ft. (Includes one re-inspection)*	148.11
Existing Business Inspection- up to 3,001 – 6,000 sq. ft. (Includes one re-inspection)*	191.91
Existing Business Inspection- up to 6,001 – 11,000 sq. ft. (Includes one re-inspection)*	234.68
Existing Business Inspection- up to 11,001 – 22,000 sq. ft. (Includes one re-inspection)*	321.24
Existing Business Inspection- Larger than 22,000 sq. ft. (Includes one re-inspection)*	407.81
* For all Business Inspections : Another inspection fee will be charged for additional follow-up inspections on outstanding non-compliance items.	

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Miscellaneous Fees			
Fee Type	**Fee Amount**	**Plan Check**	**Inspection**
Special Events/Outdoor Assembly		233.63	147.06
Tents and Air Supported Structures		233.63	147.06
Medical Facilities + 5 year Inspection			320.20
Other Miscellaneous Inspections			147.06
Follow-up Inspections for Non-compliance			260.75
Weed Abatement Administrative Fee	225.29 + Contractor Services		
Burn Permit	160.62		
Lift Assist Home Care Facility (Hourly, per engine)	309.77		
Fire Investigation Work (Hourly, per engine)	561.13		
Site Plan Review		147.06	
Site Plan Review – Fire Flow Forms		49.02	
Final Map/ Mylar Review		316.03	
Fire Code Appeal		826.06	
Fee Type	**Deposit**	**Fee**	
Conference Room Rental at Fire Station 1 or 4 (Room only/no computer equipment)			
Non-Profit			
Resident			
Non-Resident			
Drunk Driving Accident Cost Recovery, per hour		570.52	
Engine Company Standby hourly, per engine		551.75	
Medic Patrol Standby hourly, per engine		282.65	

Architectural New Construction - Multi-Family/Hotel/Motel Special Structures - four (4) or more stories, special hazards, etc.			
Fee Type	**Plan Check**	**Fire Consultant**	**Inspection**
New Building: 1 to 10,000 Sq. Ft.	147.06	427.63	233.63
New Building: 10,001 to 20,000 Sq. Ft.	233.63	526.72	233.63
New Building: more than 20,000 Sq. Ft.	320.20	657.09	406.77
New Building: High-rise (over 55 feet)	926.18	657.09	753.05

Architectural Tenant Improvements - Multi-Family/Hotel/Motel Special Structures - four (4) or more stories, special hazards, etc.			
Fee Type	**Plan Check**	**Fire Consultant**	**Inspection**
New Building: 1 to 10,000 Sq. Ft.	147.06	302.47	233.63
New Building: 10,001 to 20,000 Sq. Ft.	233.63	417.20	233.63
New Building: more than 20,000 Sq. Ft.	320.20	500.64	406.77
New Building: High-rise (over 55 feet)	926.18	500.64	753.05

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Permits	
Fee Type	**Fee**
Fire Alarm Permit Residential and Commercial - per year	30.25
Aerosol Products - Retail Storage	127.25
Aerosol Products - Warehouse and Storage	212.77
Asbestos Removal	170.01
Auto Wrecking Yard	170.01
Battery System	212.77
Bowling Pin/Alley Refinish - Initial Permit	212.77
Bowling Pin/Alley Refinish - Renewal Permit	148.11
Candles/Open Flame in Assembly Areas - Single Use	83.44
Candles/Open Flame in Assembly Areas - Ongoing Permit	170.01
Carnivals and Fairs	303.51
Cellulose Nitrate Film	212.77
Cellulose Nitrate Storage	170.01
Combustible Fiber Storage	212.77
Combustible Material Storage	127.25
Compressed Gas - store/handle/use - Initial Permit	212.77
Compressed Gas - store/handle/use - Renewal Permit	127.25
Commercial Rubbish Handling Operation - Initial Permit	170.01
Commercial Rubbish Handling Operation - Renewal Permit	127.25
Cryogen Use - review plans, installation, inspection, use. Initial Permit	321.24
Cryogen Use - review plans, installation, inspection, use. Renewal Permit	127.25
Dry Cleaning Plants - Initial Permit	127.25
Dry Cleaning Plants - Renewal Permit	127.25
Dust Producing Operation - Initial Permit	212.77
Dust Producing Operation - Renewal Permit	127.25
Explosive or Blasting Agents - Permit for 2 Blasts only	170.01
Explosive or Blasting Agents - Additional Permit for more than 2 Blasts	105.34
Firework Grounds Displays	127.25
Firework Pyrotechnic Special Effects - Theatrical/Movies	148.11
Firework Aerial Display - includes ground displays	343.15
Flammable or Combustible Liquids - Retail Storage	127.25
Flammable or Combustible Liquids - Pipelines/Operations/Excavation	127.25
Flammable or Combustible Liquids - Containers/Tanks - Initial Permit	234.68
Flammable or Combustible Liquids - Containers/Tanks - Renewal Permit	148.11
Flammable or Combustible Liquids - Underground Tanks	127.25
Flammable or Combustible Liquids - Tank Removal	170.01
Flammable or Combustible Liquids - Tank Vehicles - Initial Permit	170.01
Flammable or Combustible Liquids - Tank Vehicles - Renewal Permit	127.25
Fruit Ripening Process Permit	127.25
Fumigation or Thermal Insecticides Fogging	127.25
Hazardous Materials - Retail Storage	127.25
Hazardous Materials - Store/Handle/Use - Initial Permit	365.05
Hazardous Materials - Store/Handle/Use - Renewal Permit	148.11
Hazardous Production Materials	321.24

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Permits (Continued)	
Fee Type	**Fee**
High Piled Combustible Stock - Initial Permit	321.24
High Piled Combustible Stock - Renewal Permit	191.91
LPG - Non Single Family Dwelling	212.77
LPG - Single Family Dwelling	148.11
Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	148.11
Lumber Yards	127.25
Mall Covered	212.77
Motor Vehicle Fuel Dispensing Station	127.25
Motor Vehicle Refueling Unit	212.77
Open Fires - Bonfires	127.25
Organic Coatings - Initial Permit	365.05
Organic Coatings - Renewal Permit	234.68
Ovens - Industrial Baking/Drying - Initial Permit	212.77
Ovens - Industrial Baking/Drying - Renewal Permit	127.25
Places of Assembly - 50 to 100 people	127.25
Places of Assembly - 101 to 300 people	191.91
Places of Assembly - more than 300 people	278.48
Radioactive Materials - Initial Permit	191.91
Radioactive Materials - Renewal Permit	191.91
Refrigeration Equipment Installation or Operations - Initial Permit	256.58
Refrigeration Equipment Installation or Operations - Renewal Permit	234.68
Repair Garages	127.25
Special Use/Event Permit	127.25
Spraying or Dipping - Initial Permit	321.24
Spraying or Dipping - Renewal Permit	170.01
Tents/Canopy/Membrane Structures < 100 occupants	127.25
Tents - all others - more than 100 occupants	321.24
Tire Storage	170.01
Wood Products	212.77
Hot Work and Cutting Operations (within occupancy and mobile)	170.01
Defensible Space Inspection (DSI)	254.49
Billing Fee per invoice for annual business inspections	18.77
Billing Fee per invoice for new construction or T.I. inspections	18.77
Billing Fee per invoice for permit use inspections.	18.77

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Plans Examiner Consultant Fees	
Fee Type	**Fee**
Alarm System Two-Story Building	365.05
Additional Floors - cost per additional floor	104.30
Sprinkler System T.I.	307.69
Sprinkler System T.I. with calculations	365.05
Sprinkler System New	365.05
Additional Riser/Floor control in same building.	177.31
Underground system	495.43
Fire Pump system	573.65
Standpipe System	260.75
Engineered System (H&D, Clean Agent, etc.) per system.	281.61
Smoke Control	1,251.60
Special System / Process. (HPS, AST, UST, Spray Booth etc.) each.	417.20
Hazardous Material Disclosure	876.12
Architectural - T.I.	391.13
Architectural - NewR-3	417.20
Architectural - New Non R-3	625.80
Architectural - New > 3-story or R-1/R-2 with more than 50 units	740.53
Architectural - high rise buildings >75'. Review is per building	1,538.43
Development Review (FD access / CUP, etc.)	391.13
Fire Protection Plan	573.65
Fuel Modification Plan (single family residence)	469.35
Fuel Modification Plan (multi family, tract, commercial)	782.25
Revisions	229.46
Additional Reviews past 3rd review	229.46
Expedite Plan Check per submittal	208.60
Time & Material hourly rate	125.16
Consultant Inspections per hour	114.73
Records Retention - plans and reports, per page	1.04

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False Fire Alarm Response (Murrieta Municipal Code 8.04.050)	
Fee Type	**Fee**
Third False Alarm (within a 30 day period, and after 1st and 2nd warning notice of violation has been mailed or delivered to owner or tenant)	100.00
Fourth False Alarm (within 60 day period)	185.00
Fifth and Subsequent False Alarms (within 90 to 365 days)	300.00
Hazardous spills and clean-up	Actual Cost

Copies	
Fee Type	**Fee**
Incident Report	10.43
Incident Report with copied pictures (if available)	13.56
Fire Investigation Report	10.43
Fire Investigation Report with copied pictures (if available)	13.56

Notes:

1.00 Insurance Requirements: Evidence of a valid certificate of insurance is required and must be submitted to the Fire Department at Station 1 located at 41825 Juniper Street prior to usage of the conference room. Required insurance coverage is $100,000.00 along with naming the City of Murrieta as an additional insured to the premises.

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Police Services	
Description	**Fee Amount**
Live scan Rolling Fee (other state and federal fees may apply)	20.00
Civil Subpoena	150.00 Deposit for each day
In compliance with Government Code 68097.2	Actual officer appearance costs and mileage billed against the deposit.
Clearance Letter	17.73
Letter with Notary Public Certification	20.00

Photographs	Fee Amount
Digital Photographs	20.86 (up to 10 photo's; thereafter $ 1.00 per photo)

Miscellaneous Fees	Fee Amount
Audio Tapes Duplication	20.86
Business License Background Check	213.82
Business License Live Scan	71.97
Background Investigation (non-law enforcement)	17.73
Traffic Accident Reports - Review/Processing Fee	18.77 (first 10 pages; 0.50 per page thereafter)
Crime Reports - Review/Processing Fee	5.22
Incident Reports - Reviewing/Processing Fee	10.43 per incident

Concealed Weapon Permit (CCW)	Fee Amount
Initial Permit (Does not include fingerprinting or training)	100.00
Renewal	25.00
Amended Permit	10.00

Towing/Impound/Storage Fees	Fee Amount
Stored/Impound Vehicles	
Release	70.92
30 Day Impound Release	231.55
Firearms Storage Fee - In accordance with Penal Code Section 12021.3(j)(1)	
Processing Fee	87.61 per firearm
Storage Fee	27.12 per month/ per firearm

Firearms Range *(Non-Murrieta Police Department)*	
Retired Officer Range Qualification Fee	31.29

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Business Permits	Fee Amount
Taxi Cab Business Permits	
Taxi Cab Business Permit Fee (see Business License fee schedule)	104.30
Taxi Cab Permit Fee	70.92
Taxi Driver Permit Fee	70.92
Massage Permits/Renewal	213.82
Bingo Permit	213.82
Medicinal Cannabis Permit	342.00

Permit Renewal Delinquent Penalty	
After 30 Days	25% of Original Fine
After 60 Days	50% of Original Fine
After 90 Days	100% of Original Fine

Citation (Municipal Code and Parking) Delinquent Penalty	Fine Amount
After 30 Days	25% of Original Fine
After 60 Days	50% of Original Fine
After 90 Days	100% of Original Fine

False Alarm Response (Murrieta Municipal Code 8.04.050)	Fee Amount
On the third false alarm, a letter shall be sent to the responsible party for the premises, advising him or her that a service charge shall be imposed for each subsequent false alarm during the three hundred sixty-five-day period.	
Fourth False Alarm (Within 365 day period)	100.00
Fifth False Alarm (Within 365 day period)	150.00
Sixth and Subsequent False Alarm (Within 365 day period)	200.00

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DESCRIPTION	FEE AMOUNT
Nuisance Abatement	
Takes effect once the investigation of a public nuisance(s) has been declared by a Notice to Abate or a court citation has been issued and non-compliance continues requiring further enforcement action.	

Initial Investigation	
Intake complaint, research, case preparation, field investigation, initial discovery, notice of violation, evidence collection, report writing.	143.93 per hour plus actual cost

Second Initial Investigation (same case)	
Case file review, 2nd field investigation, report writing, case closure or proceed with 3rd follow-up investigation.	143.93 per hour plus actual cost

Citation and Non-Compliance Follow-up Investigation	
Citation issuance, report writing, court routing, court case file preparation, pretrial follow-up investigation, arraignment.	149.15 per hour plus actual cost

Trial Preparation, Trial, Compliance Follow-up Investigation	
Pre-trial follow-up investigation, evidence organization, trial preparation, trial sentencing, compliance follow-up.	149.15 per hour plus actual cost

Administrative Citations	
1st Violation per Murrieta Municipal Code 1.26.030	Not to exceed 100.00
2nd Violation per Murrieta Municipal Code 1.26.030	Not to exceed 200.00
3rd Violation per Murrieta Municipal Code 1.26.030	Not to exceed 500.00
1st Violation Short-Term Vacation Rental	1,500.00
2nd Violation Short-Term Vacation Rental	3,000.00
3rd Violation Short-Term Vacation Rental	5,000.00

Administrative Citation Delinquent Penalty	
After 30 Days	25% of Original Fine
After 60 Days	50% of Original Fine
After 90 Days	100% of Original Fine

Property Registration	**Amount**
Lender Registration on Vacant Homes	101.17
Temporary Sign Permit	88.66

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Dog License	
Description	**Fee Amount**
Unaltered Dog	
1 year license	$ 50.00
2 year license	$ 100.00
3 year license	$ 150.00
Altered Dog	
1 year license	$ 15.00
2 year license	$ 20.00
3 year license	$ 25.00
Altered Dog (Senior Citizen 60 yrs)	
1 year license	$ 8.00
2 year license	$ 10.00
3 year license	$ 12.00
Late License	
Penalty	$ 20.00
Senior Citizen Penalty	$ 15.00

Dog and Cat Impound Fee (fees are based on impounds in a 365 day period)	
Description	**Fee Amount**
Altered Animal	
1st Impound	$ 20.00
2nd Impound	$ 30.00
3rd Impound	$ 40.00
Unaltered Animal	
1st Impound	$ 30.00
2nd Impound	$ 40.00
3rd Impound	$ 50.00
Female in Season	
1st Impound	$ 30.00
2nd Impound	$ 50.00
3rd Impound	$ 70.00
Declared Vicious or Potentially Dangerous	
1st Impound	$ 50.00
2nd Impound	$ 75.00
3rd Impound	$ 100.00
Plus daily boarding fee - dogs/cats/fowl	$ 7.00
Plus daily boarding fee - swine/goats/other	$ 10.00
Transfer of Ownership Fee	$ 6.00
Replacement of Lost License Tag	$ 6.00

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Kennels & Catteries License	
Description	**Fee Amount**
Class I Kennel (5 - 10 dogs)	
1 year license	$ 280.00
2 year license	$ 400.00
Class II Kennel (over 10 dogs)	
1 year license	$ 400.00
2 year license	$ 650.00
Class III Rescue Kennel (up to 10 dogs - all must be altered)	
1 year license	$ 160.00
2 year license	$ 220.00
Cattery	
1 year license	$ 200.00
2 year license	$ 260.00
Late License	50% of applicable one-year license fee

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DESCRIPTION	SET FEE
Temporary Vendor Permit (Special Events only)	12.52 per day/ 36.72 max per event
Late Fee - Temporary Vendor Permit (Special Events only)	5.22 per vendor
Business License List	25.03
Change of Address	12.52
Name Change	12.52
Non-Approved Business License	Issue refund of license fees, less $35.00 processing fee.
New Ownership	New license fee
Replacement of Lost License	12.52
Vending Machine Tag	6.26 per machine
Flat Rate Fee Schedule (supersedes Gross Receipt Schedule)	104.30
State Fee SB 1186 per Business License	4.00 per year
Vehicle Tag (company vehicles with advertising used for the delivery of personal property or services)	6.26 per vehicle per year

FLAT RATE FEE SCHEDULE

Category I

Flat rate of 104.30 for gross receipts to 500,000.00

Over 500,000: flat rate plus incremental business license fee.

Gross Receipts of Business		Incremental		
From	To	Business License Fee	Flat Fee	Total Fee
0.00	500,000.00	0.00	104.30	104.30
500,001.00	600,000.00	70.20	104.30	174.50
600,001.00	700,000.00	83.00	104.30	187.30
700,001.00	800,000.00	96.60	104.30	200.90
800,001.00	900,000.00	109.80	104.30	214.10
900,001.00	1,000,000.00	123.00	104.30	227.30
1,000,001.00	1,250,000.00	139.50	104.30	243.80
1,250,001.00	1,500,000.00	159.30	104.30	263.60
1,500,001.00	1,750,000.00	172.50	104.30	276.80
1,750,001.00	2,000,000.00	189.00	104.30	293.30
2,000,001.00	2,500,000.00	205.50	104.30	309.80
2,500,001.00	3,000,000.00	222.00	104.30	326.30
3,000,001.00	3,500,000.00	238.50	104.30	342.80
3,500,001.00	4,000,000.00	255.00	104.30	359.30

Over 4,000,000 = Flat fee plus 255 plus .0075% of gross receipts exceeding 4,000,000.

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FLAT RATE FEE SCHEDULE

Category II

Flat rate of 104.30 for gross receipts to 500,000.00

Over 500,000: flat rate plus incremental business license fee.

Gross Receipts of Business		Incremental		
From	To	Business License Fee	Flat Fee	Total Fee
0.00	500,000.00	0.00	104.30	104.30
500,001.00	600,000.00	118.60	104.30	222.90
600,001.00	700,000.00	136.20	104.30	240.50
700,001.00	800,000.00	153.80	104.30	258.10
800,001.00	900,000.00	171.40	104.30	275.70
900,001.00	1,000,000.00	189.00	104.30	293.30
1,000,001.00	1,250,000.00	211.00	104.30	315.30
1,250,001.00	1,500,000.00	237.00	104.30	341.30
1,500,001.00	1,750,000.00	255.00	104.30	359.30
1,750,001.00	2,000,000.00	277.00	104.30	381.30
2,000,001.00	2,500,000.00	299.00	104.30	403.30
2,500,001.00	3,000,000.00	321.00	104.30	425.30
3,000,001.00	3,500,000.00	343.00	104.30	447.30
3,500,001.00	4,000,000.00	365.00	104.30	469.30

FLAT RATE FEE SCHEDULE

Category III

Flat rate of 104.30 for gross receipts to 500,000.00

Over 500,000: flat rate plus incremental business license fee.

Gross Receipts of Business		Incremental		
From	To	Business License Fee	Flat Fee	Total Fee
0.00	500,000.00	0.00	104.30	104.30
500,001.00	600,000.00	167.00	104.30	271.30
600,001.00	700,000.00	189.00	104.30	293.30
700,001.00	800,000.00	211.00	104.30	315.30
800,001.00	900,000.00	233.00	104.30	337.30
900,001.00	1,000,000.00	255.00	104.30	359.30
1,000,001.00	1,250,000.00	282.00	104.30	386.30
1,250,001.00	1,500,000.00	315.50	104.30	419.80
1,500,001.00	1,750,000.00	337.50	104.30	441.80
1,750,001.00	2,000,000.00	365.00	104.30	469.30

Over 2,000,000 = Flat fee plus 365 plus .02% of gross receipts exceeding 2,000,000.

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FLAT RATE FEE SCHEDULE

Category IV

Flat rate of 104.30 plus incremental business license fee.

Gross Receipts of Business		Incremental		
From	To	Business License Fee	Flat Fee	Total Fee
0.00	30,000.00	68.75	104.30	173.05
30,001.00	40,000.00	81.25	104.30	185.55
40,001.00	50,000.00	96.25	104.30	200.55
50,001.00	60,000.00	110.00	104.30	214.30
60,001.00	80,000.00	123.75	104.30	228.05
80,001.00	100,000.00	137.50	104.30	241.80
100,001.00	125,000.00	151.25	104.30	255.55
125,001.00	150,000.00	165.00	104.30	269.30
150,001.00	175,000.00	178.75	104.30	283.05
175,001.00	200,000.00	192.50	104.30	296.80
200,001.00	250,000.00	206.25	104.30	310.55
250,001.00	300,000.00	220.00	104.30	324.30
300,001.00	350,000.00	233.75	104.30	338.05
350,001.00	400,000.00	247.50	104.30	351.80
400,001.00	450,000.00	261.25	104.30	365.55
450,001.00	500,000.00	275.00	104.30	379.30
500,001.00	600,000.00	302.50	104.30	406.80
600,001.00	700,000.00	330.00	104.30	434.30
700,001.00	800,000.00	357.50	104.30	461.80
800,001.00	900,000.00	385.00	104.30	489.30
900,001.00	1,000,000.00	412.50	104.30	516.80
1,000,001.00	1,250,000.00	446.25	104.30	550.55
1,250,001.00	1,500,000.00	488.00	104.30	592.30
1,500,001.00	1,750,000.00	516.00	104.30	620.30
1,750,001.00	2,000,000.00	550.00	104.30	654.30

Over 2,000,000 = Flat fee plus 550 plus .02% of gross receipts exceeding 2,000,000.

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Borrower's Cards	
Description	**Fee Amount**
Replacement for lost/damaged card *	2.61

Library Special Services	
Description	**Fee Amount**
Interlibrary Loan (ILL)*	5.22
Public Computer Guest Pass - Adult Only*	1.04
Unclaimed Holds*	0.78

Overdue Fines - All Materials	
Description	**Fee Amount**
Adult, per day *	0.26
Maximum *	5.22
All Media, per day*	0.26
All Media, maximum*	5.22
Lost item*	Full Cost + $10 non-refundable handling fee
Library of Things, per day*	0.26
Library of Things, Maximum*	5.22

Damaged/Lost	
Description	**Fee Amount**
Bar Code or RFID*	2.09
Recorded Books/CDs*	10.43 per piece
CD or DVD Case*	7.30 per case
Book/CD Kits*	36.51 per kit
Library of Things Cleaning Fee*	5.22 per item

Printing and Photocopying	
Description	**Fee Amount**
Black & white (per page)*	0.26
Color (per page)*	0.78
3D printing per gram*	0.16

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Facility Rental Fees	
Description	**Fee Amount**
Community Room	
Resident Private/Political/Religious/Commercial*	Deposit: 300.00; 114.73 per hour rental rate
Non Resident Private/Political/Religious/Commercial*	Deposit: 300.00; 166.88 per hour rental rate
Non-Profit*	Deposit: 300.00; 31.29 per hour rental rate
Community Room and Garden	
Resident Private/Political/Religious/Commercial*	Deposit: 300.00; 208.60 per hour rental rate
Non Resident Private/Political/Religious/Commercial*	Deposit: 300.00; 312.90 per hour rental rate
Non-Profit*	Deposit: 300.00; 52.15 per hour rental rate
Piano Use*	31.29 per rental
Kitchen Use*	100.00 deposit
Community Room Required Insurance Coverage*	100,000.00
Event Security for events where alcohol is consumed *	139.76 per officer per hour

Notary Services	
Notary Public Services*	15.00 per signature

Miscellaneous Fees	
Description	**Fee Amount**
Mending (pages, spines, pen/pencil marks, etc.) *	3.13 per mending
Tote Bag*	5.22
Reading Glasses*	5.22
Pencils*	0.26
Lost Item*	Full Cost + $10 non-refundable handling fee
Study Room Reservations*	5.22

Passport Fees	
Description	**Fee Amount**
Passport execution fee	35.00
First-time adult passport book application fee	130.00
First-time adult passport card application fee	30.00
First-time adult passport book and card application fee	160.00
Minor passport book application fee (under 16)	100.00
Minor passport card application fee (under 16)	15.00
Minor passport card and book application fee (under 16)	115.00
Passport photo fee	15.00 per photo

* Amounts are shown with approved increases. Due to limitations with the payment kiosk not accepting or disbursing pennies, all library fees will be implemented in $0.05 increments and will not exceed the published rate.

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DESCRIPTION		
Recreation Classes		
(Beginning and Advanced Ballet, Jazz/Tap, Adult Dance, Ballroom Dance, Basketball Skills, T-Ball Skills, Soccer Skills, Football Skills, Youth & Family Bowling, Brighter Beginnings, CPR/First Aid, Dog Obedience, Tiny Tots Gymnastics, Gymnastics - Levels I-V, Hip Hop Tumblers, Riding Horsemanship, Horse Camp, Beginning/Intermediate/Advanced Karate, Preschool Dance, Senior Exercise, Summer Camp, Tap Dance, Beginning & Intermediate Tennis, Water Exercise, Yoga, swimming lessons, etc.)		
	Resident Fee	**Non-Resident Fee**
Instructor Led Classes	1.04 minimum - 228.42 maximum	1.04 minimum - 228.42 maximum
Little Ones, per session (M,W,F, - 2 weeks)	104.30	104.30
Little Ones, per session (M,W,F, - 4 weeks)	208.60	208.60
Adult Recreation Programs, per class	2.09 minimum - 31.29 maximum	2.09 minimum - 31.29 maximum
Ranger Rap - First Child, per event	3.13	3.13
Ranger Rap - Additional Siblings, per event	1.04	1.04
Fees include actual costs (i.e. instructors, materials, supplies) plus 30% overhead for Staff and Facilitiy Use	Varies by Class	Varies by Class

Swimming Pool Passes	Resident Fee	Non-Resident Fee
Daily Pass (Individual) (Age 1 - 12)	1.04 minimum - 3.13 maximum	3.13 minimum - 6.26 maximum
Daily Pass (Individual) (Age 13+)	2.09 minimum - 4.17 maximum	3.13 minimum - 6.26 maximum
Punch Pass, per month	20.86 minimum - 62.58 maximum	41.72 minimum - 125.16 maximum
Swimming Lessons	52.15	62.58

Pool Rental During Non-Public Hours	Resident Fee	Non-Resident Fee
Pool Party Zone (Only During Public Swim Hours - 5 hour reservation)	26.08 per reservation	52.15 per reservation
1-20 participants (2 Lifeguards needed)	156.45 per hour	197.13 per hour
Additional Lifeguard for every 10 additional participants	20.86 per hour	26.08 per hour

Special Events/Programs	Resident Fee	Non-Resident Fee
Programming wristbands	0 minimum -41.72 maximum	3.13 minimum -41.72 maximum
Parade fees	0 minimum -41.72 maximum	0 minimum -41.72 maximum
City event vendors	0 minimum -417.20 maximum	0 minimum -417.20 maximum
Activity wristband	0 minimum -20.86 maximum	0 minimum -20.86 maximum
Permit issuance fee	724.89	724.89

Park & Facility Usage Security Deposit	Minimum	Maximum
Refundable deposit, dependent on size of event and facilities required.	100.00	1,500.00

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Park Facility Rentals	Resident Fee	Non-Resident Fee
Skate Park Usage Equipment Renal	1.04 minimum -2.09 maximum	1.04 minimum -2.09 maximum
Basketball Court Tournament Fees	20.86 per hour/104.30 per day	26.08 per hour/182.53 per day
Softball (per team per game)	46.94	46.94 plus 10.43 per non-resident player
Soccer (per team, per game)	67.80	67.80 plus 10.43 per non-resident player
Baseball (per team, per game)	46.94	46.94 plus 10.43 per non-resident player
Basketball (per team, per game)	57.37	57.37 plus 10.43 per non-resident player
Kickball (per team, per game)	31.29	31.29 plus 10.43 per non-resident player
Sports Field Usage Fee	per field 26.08 per hr or 156.45 per day + lights (Non-Profit)	per field 31.29 per hr or 234.68 per day + lights (For Profit)
Snack Bar Usage	No Cost (Murrieta Organization)	20.86 per day (Non-Murrieta Orgnzation)
Snack Bar Electricity	Actual Cost as billed by Edison	Actual Cost as billed by Edison
Ball Field Stadium Lighting	20.86 per hour	41.72 per hour
Tennis/Basketball Court Lighting	10.43	20.86
Concession Stand Re-Key Fee	Actual Cost	Actual Cost
Special Field Preparation Fees (not covered in maintenance contract for park facilities)	Actual Cost	Actual Cost
Park Rental (non CSD Sponsored Classes)	41.72 per hour	41.72 per hour
Tennis/Pickleball Court Rental	2.61 per hour (max 4 bookings)	5.22 per hour (max 4 bookings)
R/C Track Rental	104.30 per hour	156.45 per hour

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Parks Reservation Fee	Resident Fee	Non-Resident Fee
Equestrian Park		
Large Arena	31.29 per hour/ 208.60 per day	46.94 per hour/ 312.90 per day
Large Arena, Non-profit	15.65 per hour/ 23.99 per day	31.29 per hour/ 208.60 per day
Small Arena/Dressage Arena	20.86 per hour/ 130.38 per day	31.29 per hour/ 192.96 per day
Small Arena/Dressage Arena, Non-profit	10.43 per hour/ 65.71 per day	15.65 per hour/ 97.00 per day
Barn/House	15.65 per hour/ 104.30 per day	26.08 per hour/ 156.45 per day
Barn/House, Non profit	8.34 per hour/ 52.15 per day	13.56 per hour/ 78.23 per day
Pipe Stable Rental Fee	10.43 per day per stall	10.43 per day per stall
Garden	208.60 per day	312.90 per day
Garden, Non-profit	104.30 per day	156.45 per day
Park Open Grass One-Time Event (Large Scale Reservation)		
Non-profit group (Monday-Thursday, per reservation)	52.15	104.30
Non-profit group (Friday-Sunday, per hour)	83.44	130.38
Park Open Grass One-Time Event Reservation		
Non-profit group (Monday-Thursday, per reservation)	52.15	104.30
Non-profit group (Friday-Sunday, per reservation)	83.44	130.38

Shade Shelters	Resident Fee	Non-Resident Fee
Large Shelter at LAHSP (Monday-Thursday)	52.15	104.30
Large Shelter at LAHSP (Friday-Sunday)	83.44	130.38
All others		
Per reservation (Monday-Thursday, 5 hours max)	36.51	73.01
Per reservation (Friday-Sunday, 5 hours max)	52.15	83.44
Each Additional Hour over 5 hours	5.22 each hour	5.22 each hour
Inflatable Party Jump	8.34 per booking	10.43 per booking

Field Overhead Fees per Season	Resident Fee	Non-Resident Fee
Soccer, Baseball, Softball, Volleyball, Lacross, Flag Football	67.80 per team	99.09 per team
Football	224.25 per team	328.55 per team
Basketball	26.08 per team	36.51 per team
Travel Ball day use, in addition to reservation fee	10.43 per day	20.86 per day
Non-resident Players	N/A	additional 10.43 per player

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Facility Rentals (Alderwood and Community Center)	Resident Fee	Non-Resident Fee
Non-profit hourly	104.30	156.45
Private party hourly	156.45	312.90
Staff (if required)	Actual Cost	Actual Cost

Community Center Annex/House	Resident Fee	Non-Resident Fee
Hourly	52.15	83.44
Non-Profit group (little house only)	26.08 per hour	41.72 per hour
Staff (if required)	Actual Cost	Actual Cost

Youth Center	Resident/MVUSD Student Fee	Non-Resident/Non-MVUSD Student Fee
Annual Membership/ID Card	31.29	26.08
Lost/Stolen/Replacement ID Card	1.04	1.04

Senior Center	Resident Fee	Non-Resident Fee
Annual Fitness enter Membership	26.08	31.29
Lost/Stolen/Replacement ID Card	1.04	1.04

Additional Rental Charges	Fee Amount
Kitchen (per rental)	130.38
Outside Material Rentals (linens, additional tables, ect.)	Actual Cost + 10% admin fee
Staff time for clean up (per person hour)	221.12
Tractor Service per hour	41.72
Refuse fee (parties of 200 or more)	78.23
Late fee charge (if balance not paid in full 10 days prior to rental)	104.30
Insurance	Actual Cost
Cleaning Service Fee	Actual Cost

Photography Permit Fee on CSD Property	Fee Amount
Photography Permit (Proof of Murrieta Business License and Insurance Provisions required.)	79.27

Equipment Sales	Fee Amount
Point of sale fee	Actual Cost

Downtown Sound System Use	Fee Amount
Use Fee	104.30
Staff time per hour (2 hr minimum)	229.46

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Skate Park Facility Rental	Fee Amount
Skate Park Private Rental (Resident/Non-Profit), hourly	125.16
Skate Park Private Rental (Non-Resident/For Profit), hourly	148.11

In Honor of	Fee Amount
Living Tree	Actual Cost
Honor Bench	Actual Cost
Military Banners	25.00

Audio/Visual Equipment Rental	Fee Amount
Daily Rental (Community Center)	78.23
Daily Rental (Alderwood),	130.38

Event Cancellation Fees	Fee Amount
Cancellation (0-4 days)	50% of deposit
Cancellation (5-10 days)	25% of deposit

Refunds
Refunds under $10.00 will be held on account for one full year. If no activity is recorded on the account the refund will be retained by the City.

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Electric Vehicle Charging Fee	Fee Amount
Electric Vehicle Charging	0.22 per kWh

Miscellaneous Building Permit Fees	Fee Amount
GIS Processing Fee	5.22
Record Retention 11x17 and smaller	1.04 per page
Record Retention plan size	2.09 per page

Documents/Services	Fee Amount
Certified Documents - per certification/verification of residency/notary service (state law)	15.00 Per Document
Community Facilities District Formation	10,000.00
City Records on CD/DVD	5.22 each
City Records on Flashdrive	10.43 each (up to 16 GB)
Documents, Reports, Specifications, etc.	Actual Printing Cost
Fax Transmittals (except agendas)	2.09 per page
PDF files/records (e-mailed)(10 pages max)	No Charge up to 10 pages (over 10 pages requires CD)
Subpoena for Records (State Law)	15.00 plus cost for copies
Subpoena for Appearance (State Law)	275.00 Deposit

Geographic Information Services	Fee Amount
Pre-fabricated Maps (in inches)	
Size E (34x44 or 36x40)	53.19 each
Size D (22x34)	53.19 each
Size C (17x22)	53.19 each
Size A (8.5x11) and B (11x17)	53.19 each

Photocopies Per Page (except Library)	Fee Amount
8 1/2" x 11" and/or 8 1/2" x 14"	
Per page black & white	0.52
Per page color	0.78
*FPPC documents as statutorily defined	0.10
11"x17"	
Per page black & white	1.04
Per page color	1.56
Larger than 11"x17"	
Black and White	1.04
Color	1.56
18” wide paper	2.61 per linear foot
36” wide paper	3.91 per linear foot

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Solicitors Permits	Fee Amount
ID Cards - each individual	15.65
License - each individual	52.15
Fingerprint - each individual	See Police Fee Schedule
Background Check - each individual as determined by police	See Police Fee Schedule
Business License - each organization	See Business License Fee Schedule

Subscription to City Council Agendas	Fee Amount
Regular and Special Meetings	
Mailed - Annual	93.87
Faxed - Annual	68.84
Mailed wish SASE provided - Annual (Regular Meetings Only)	43.81

Subscription to City Council Minutes	Fee Amount
Regular Meetings Only	
Picked up at City Hall (annual)	68.84
Special Meetings	
Picked up at City Hall (annual)	31.29
Postage if both are mailed	30.25

Miscellaneous Fees	Fee Amount
Copy of Development Code	46.94
Postage and Handling	Actual Cost of Postage
Returned Check Fee	23.99
Self-Haul Trash Permit - Annual	86.57
Candidate Filing Fee	26.08
Credit Card Convenience Fee, percentage of transaction	2.9%
Third-Party Service Fees	Actual Cost

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The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Summary of Kangaroo Rat Habitat

Agency: Riverside County Habitat Conservation Agency Last update: 8/20/96 Ordinance: 165-96

Collected prior to issuance of Grading Permit or Building Permit

Residential lots greater than 1/2 acre	$ 250.00 per lot
Residential lots less than 1/2 acre	$ 500.00 per gross ac.
All others	$ 500.00 per gross ac.
Administrative Fee	$ 4.00 per unit or per permit
Note: 75% Reduction for nonprofit entities.	

Summary of Area Drainage

Agency: County of Riverside Last update: 6/10/08 Resolution: 80-244

Collected prior to issuance of Grading Permit or Building Permit

	Type A (Non-Residential Lots & Residential Lots Less than 1 acre)	Type B (Residential Lots 1 ac. Or More)
Murrieta Valley	$ 4,139.00 per gross ac.	$ 4,139.00 per lot
Temecula Valley	$ 2,291.00 per gross ac.	$ 2,291.00 per lot
Santa Gertrudis Valley	$ 1,179.00 per gross ac.	$ 1,179.00 per lot
Warm Springs Valley	$ 677.00 per gross ac.	$ 677.00 per lot
Administrative Fee	$ 4.00 per unit or per permit	

Summary of TUMF - Transportation Uniform Mitigation Fee

Agency: Western Riverside Council of Governments

Effective Date: March 22, 2010

Collected by WRCOG prior to Issuance of GBuilding Permit

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

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Summary of MSHCP - Multiple Species Habitat Conservation Plan

Agency: Western Riverside County Regional Conservation Authority

Collect prior to issuance of Grading Permit or Building Permit

Residential, density < 8.0 d.u.'s per acre	4,236.00 per d.u.
Residential, density 8.0 - 14.1 d.u.'s per acre	1,766.00 per d.u.
Residential, density >14.1 d.u.'s per acre	781.00 per d.u.
Commercial	19,066.00 per acre
Industrial	19,066.00 per acre
Administration Fee	4.00 per unit or per permit

Summary of BUILDING STANDARDS ADMINISTRATION SPECIAL REVOLVING FUND

Agency: California Building Standards Commission Ordinance 358-06

Effective Date: January 01, 2009 Resolution:08-2005

Collected prior to Issuance of Building Permit

Permit Valuation	Fee
$1 - 25,000	1.00
$25,001 - 50,000	2.00
$50,001 - 75,000	3.00
$75,001 - 100,000	4.00
Every $25,000 or faction thereof above $100,000	Add 1.00

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Strong Motion Instrumentation and Seismic Hazard Mapping Fee (SMIP)

Agency: State of California Department of Conservation - Resources Agency Division of Mines and Geology

Category 1 Construction * (1 to 3 Story Residential)

Method 1. The fee amount can be calculated from the permit valuation amount using the formula:

(Valuation Amount) x 0.0001 = Fee Amount

Method 2. As an alternative to Method 1, the fee for a given valuation can be calculated using the following table, as illustrated below;

Valuation	Fee	Valuation	Fee	Valuation	Fee	Valuation	Fee	Valuation	Fee
0-100	0.01	1,000	0.13	10,000	1.30	100,000	13.00	1,000,000	130.00
200	0.03	2,000	0.26	20,000	2.60	200,000	26.00	2,000,000	260.00
300	0.04	3,000	0.39	30,000	3.90	300,000	39.00	3,000,000	390.00
400	0.05	4,000	0.52	40,000	5.20	400,000	52.00	4,000,000	520.00
500	0.07	5,000	0.65	50,000	6.50	500,000	65.00	5,000,000	650.00
600	0.08	6,000	0.78	60,000	7.80	600,000	78.00	6,000,000	780.00
700	0.09	7,000	0.91	70,000	9.10	700,000	91.00	7,000,000	910.00
800	0.10	8,000	1.04	80,000	10.40	800,000	104.00	8,000,000	1,040.00
900	0.12	9,000	1.17	90,000	11.70	900,000	117.00	9,000,000	1,170.00

The fee amount can be obtained by breaking the Evaluation amount into parts and using the entries in this table.

Note:

1 The minimum fee is 50 cents, so the fee for any valuation up to $ 3,850 is simply 50 cents.

2 Category 1 construction includes residential buildings 1 to 3 stories in height, except hotels and motels. Single family houses, duplexes and quadruplexes are in Category 1. Condominiums and apartment buildings are in Category 1 only if they are 3 stories or less in height.

3 A "building" is defined as a structure built for the support, shelter or enclosure of people, animals or property.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

Strong Motion Instrumentation and Seismic Hazard Mapping Fee (SMIP)

Category 2 Construction * (Over 3 Story Residential and all Commercial)

Method 1. The fee amount can be calculated from the permit valuation amount using the formula:

(Valuation Amount) x 0.00021 = Fee Amount

Method 2. As an alternative to Method 1, the fee for a given valuation can be calculated using the following table, as illustrated below;

Valuation	Fee	Valuation	Fee	Valuation	Fee	Valuation	Fee	Valuation	Fee
0-100	0.03	1,000	0.28	10,000	2.80	100,000	28.00	1,000,000	280.00
200	0.06	2,000	0.56	20,000	5.60	200,000	56.00	2,000,000	560.00
300	0.08	3,000	0.84	30,000	8.40	300,000	84.00	3,000,000	840.00
400	0.11	4,000	1.12	40,000	11.20	400,000	112.00	4,000,000	1,120.00
500	0.14	5,000	1.40	50,000	14.00	500,000	140.00	5,000,000	1,400.00
600	0.17	6,000	1.68	60,000	16.80	600,000	168.00	6,000,000	1,680.00
700	0.20	7,000	1.96	70,000	19.60	700,000	196.00	7,000,000	1,960.00
800	0.22	8,000	2.24	80,000	22.40	800,000	224.00	8,000,000	2,240.00
900	0.25	9,000	2.52	90,000	25.20	900,000	252.00	9,000,000	2,520.00

The fee amount can be obtained by breaking the Evaluation amount into parts and using the entries in this table.

Note:

1 The minimum fee is 50 cents, so the fee for any valuation up to $ 1,786 is simply 50 cents.

2 Category 2 includes all buildings not in Category 1. For Example, Category 2 includes residential buildings over 3 stories, all office buildings, warehouses, factories and other manufacturing or processing facilities, restaurants, and other non-residential buildings. construction includes residential buildings 1 to 3 stories in height, except hotels and motels. Single family houses, duplexes and quadruplexes are in Category 1. Condominiums and apartment buildings are in Category 1 only if they are 3 stories or less in height.

3 A "building" is defined as a structure built for the support, shelter or enclosure of people, animals or property.

Docusign Envelope ID: B182DA60-6B7E-4CBF-AE73-B6A0C6A77DB9

The following fees are considered to be base fees only. Actual fees will be calculated at the time of issuance of a permit.

Fees may vary due to exemptions, credit or other variables, and are subject to change by the establishing agency.

Summary of Development Impact Fees

(Fees per Residential Dwelling Unit or Office/Commercial/Industrial Square Foot) Last updated: 12/5/06 Resolution: 06-1651

	Single Family	Multi-Family	Office	Commercial	Industrial
	Use (S.F)	Use (S.F)	Use (S.F)	Uses (S.F)	Uses (S.F.)
Law Enforcement	0.39	0.53	1.91	1.19	0.63
Fire Protection	0.28	0.38	2.95	1.83	0.98
Streets & Minor Bridges & Culverts	2.36	3.60	7.61	8.73	2.48
Traffic Signals	0.21	0.33	0.69	0.80	0.23
Storm Drainage	0.15	0.29	0.10	0.20	0.25
General Facilities	0.45	0.61	0.34	0.21	0.11
Park Facilities	4.85	6.58	No Fee	No Fee	No Fee
Community Center	0.11	0.16	No Fee	No Fee	No Fee
Public Library	0.17	0.23	No Fee	No Fee	No Fee
Total Development Impact	8.97 per S.F.	12.71 per S.F.	13.60 per S.F.	12.96 per S.F	4.68 per S.F

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. 10.

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: Kristen Crane, Assistant City Manager

PREPARED BY: Kimberly Ramirez, Deputy City Clerk

SUBJECT:
Review, Establish, and Appoint Representatives to City Council Subcommittees and City Affiliated Organizations

ABSTRACT

During the February 26, 2026 Special City Council Workshop and at the March 3, 2026 Regular City Council meeting, the City Council requested to bring back an item to consider whether to create four new City Council subcommittees and to appoint a Council Member to represent the City for higher education advocacy. This report addresses these topics.

RECOMMENDATION

Consider establishing the below subcommittees and if established, appoint two Council Members to serve as members:
1. Ballot Measure Ad-Hoc Subcommittee
2. Downtown Design Guidelines Ad-Hoc Subcommittee
3. Equestrian Center Ad-Hoc Subcommittee
4. Tour de Murrieta Ad-Hoc Subcommittee;

Consider designating a Council Member to represent the City to advocate for expanded higher education facilities in Southwest Riverside County, including participation in the Southwest Riverside County Higher Education Coalition; and

Review current list of subcommittees and City affiliated organizations to provide direction to staff as appropriate; and

Take any additional related action the City Council deems appropriate.

PRIOR ACTION/VOTE

On March 3, 2026, during the Requests to Add or Remove Future Agenda Items, Council Members Warren, DeForest, Stone, and Holliday requested subcommittee considerations for further discussion (Consensus).

On January 20, 2026, the City Council discussed and made appointments for 2026 to City Council

Subcommittees and City affiliated boards and commissions (Vote: 5-0).

CITY COUNCIL GOALS

Maintaining a high performing organization that values fiscal sustainability, transparency, accountability and organizational efficiency.

DISCUSSION

At the February 26, 2026, Special City Council Workshop and at the March 3, 2026 City Council meeting, the City Council requested a future agenda item to discuss and consider the formation of additional Council subcommittees. Below is a discussion of the potential new subcommittees/appointments mentioned. Staff requests that the City Council discuss each one and determine whether there is consensus on the formation of each one, and for any subcommittee that there is consensus to add, provide clarity of purpose, and then appoint City Council members to the newly formed subcommittee.

- ***Ballot Measure Ad-Hoc Subcommittee***

  Protection of "local control" is a key topic in the City's Legislative Platform. Specifically related to land use, this has been reinforced with the adoption of resolutions and through legislative advocacy. The City Council has discussed the pursuit of a Statewide ballot initiative for the November 2028 election to preserve local control of land use. This topic (pursuit of a Statewide ballot initiative) has also been identified by the City Council as a Tier 1 priority.

  As part of the February 26, 2026 Special City Council Workshop and at the March 3, 2026 Regular City Council meeting, Mayor Pro Tem Holliday requested that the City Council consider forming a City Council subcommittee to work toward a Statewide ballot initiative regarding local control for land use. If created, this subcommittee's substantive work would eventually be transferred to an independent campaign committee operating with private funds, ceasing the involvement of City staff and funding.

  If the consensus of the City Council is to form this subcommittee, staff seeks feedback on the vision for the role of the subcommittee and the Council Members appointed to serve on it, as well as expectations for the role of staff to support it, particularly considering the magnitude and financial cost of leading an effort for a Statewide ballot initiative and the legal constraints on the use of public funds in connection with campaigns for ballot measures.

  Subcommittee Purpose: Explore feasibility of the City sponsoring and working in pursuit of a Statewide ballot initiative regarding local control.

  Membership: Two City Council Members

- ***Downtown Design Standards Ad-Hoc Subcommittee***

  At the February 26, 2026, Special City Council Workshop, Council Member Warren requested consideration to establish a subcommittee dedicated to reviewing and establishing Downtown Design Standards.

  Through subsequent discussion with Council Member Warren, seeking clarification about the vision for this subcommittee for the purpose of this report, she outlined two specific topics proposed for review by

this subcommittee for a short, focused duration of approximately four meetings, to help alleviate questions that arise from developers:

1) Design standards set forth in the Downtown Specific Plan, particularly related to building setbacks. The focus would be to review the current standards for possible fine-tuning rather than an overhaul; and

2) Evaluation of current requirements for private developments related to public right-of-way street improvements (e.g., streets, sidewalks, gutters, road access) in areas with low-density residential zoning.

If the City Council establishes this subcommittee, staff seeks City Council direction on its scope and vision, selection of a name for the subcommittee that matches its purpose, as it could exceed areas outside of the Downtown, as well as direction on where this initiative fits within the existing City Council Tier 1/Tier 2/Tier 3 priorities.

Subcommittee Purpose: Seeking more clarity from City Council

Membership: Two City Council Members

- ***Equestrian Center Ad-Hoc Subcommittee***

The Equestrian Center - evaluating its condition and necessary rehabilitation work, as well as identifying long-term solutions for it - has been identified by the City Council as a Tier 1 priority. During the February 26, 2026, Special City Council Workshop, the City Council reaffirmed the need to address the Equestrian Center's current condition and its future.

At the March 3, 2026, Regular City Council meeting, Council Member DeForest requested consideration for formation of a subcommittee to address the current condition of the Equestrian Center and its future.

Subcommittee Purpose: Review options for the direction of the Equestrian Center based on cost, current conditions, City Council strategic alignment, and future usage; and provide a recommendation to the City Council. Automatically sunsets upon final recommendation to the City Council.

Membership: Two Council Members

- ***Tour de Murrieta Ad-Hoc Subcommittee***

At the February 26, 2026, Special City Council Workshop, Council Member Stone proposed establishing a subcommittee to review the partnership between the City and the Tour de Murrieta organization. The Tour de Murrieta is identified as a City "Signature Event" that promotes tourism in the City and contributes to the local economy.

The City Council previously identified working with the Tour de Murrieta organizers to explore the potential for expanded partnership as a Tier 2 project. This occurred in 2025/2026, which was reflected in the most recent Tour de Murrieta "Race Weekend" events, held March 28-29, 2026, including a community 5K run hosted by another nonprofit organization and a community concert on Saturday evening at Town Square Park & Amphitheater.

If the City Council establishes this subcommittee, staff seeks City Council direction on the scope and vision for its purpose, as well as clarification on prioritization of this item, which is currently at Tier 2, which means it is not a project staff is aggressively working on.

Subcommittee Purpose: Seeking more clarity from City Council

Membership: Two City Council Members

- ***Designation of a Council Member to Represent the City in Advocating for Expansion of Higher Education in Southwest Riverside County***

  The City of Murrieta has expressed support for the need to pursue expansion of higher education in Southwest Riverside County. This includes adoption of City Council Resolution No. 24-4727, which advocates for expanding higher education within Southwest Riverside County and expansion of the Mt. San Jacinto College Temecula Valley campus to support a greater presence by California State University San Marcos for the benefit of students from this region, including Murrieta. This has evolved into plans to establish a University Center that will enable multiple institutions of higher learning to locally offer four-year degree programs across various educational disciplines.

  At the March 3, 2026 Regular City Council meeting, Council Member DeForest requested consideration for the Southwest Riverside Higher Education Coalition to be a recognized City Council appointment. Council Member DeForest is the Chair of the Southwest Riverside Higher Education Coalition, which 1) advocates to federal, state, and local elected leaders and agencies for the need to expand higher education in the region, 2) works to engage regional stakeholders in the advocacy effort, 3) seeks to raise funding to support the physical construction of facilities; and 4) champions bringing this to fruition.

  As there is currently no joint powers agency or formal entity associated with this topic, this role would be categorized as “Miscellaneous” under the *Local Appointments List*, similar to the Southwest Elected Leaders Collaborative, which also advocates to state, federal, and regional leaders. This would be an designation for one City Council Member.

  Advocacy for higher education is not identified as a Tier 1/Tier 2/Tier 3 project; it is considered an Administrative Priority versus a “special project.”

  Additionally, if the City Council supports this action, staff seeks City Council concurrence to use City funding for periodic participation by the representative in necessary advocacy trips to meet with federal and state representatives to pursue funding and support.

PUBLIC NOTICING

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

FISCAL IMPACT

While there is no direct fiscal impact associated with the action to establish the subcommittees and appointments, there is a value for staff time/capacity to support them, including in context of how work on these initiatives fits with other Council priorities, as well as a cost potentially for work to support them and/or their recommendations/activities.

ATTACHMENTS

None.

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. CS1.

CITY OF MURRIETA
City Council Meeting Agenda Report

4/7/2026
Agenda Item No. CS2.