CITY COUNCIL/CEMETERY DISTRICT - MEETING (CCR)

WEDNESDAY, MARCH 12, 2025

Closed Session: 4:00 PM | Regular Session 6:00 PM

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Ashlee DePhilippo - Mayor/ Chair | District 5
Carlos Marquez - Mayor Pro Tem/ Vice Chair | District 1
Bridgette Moore - Council Member/ Trustee | District 4
Joseph Morabito - Council Member/ Trustee | District 3
Dustin Nigg - Council Member/ Trustee | District 2

Daniel York, City Manager/General Manager Thomas D. Jex, City Attorney/District Counsel

The City of Wildomar will be a Safe and Active Community with Responsible Growth and Quality Infrastructure while keeping a Hometown Feel

NOTICE:
City Council meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

CALL TO ORDER – CLOSED SESSION - 4:00 P.M.

ROLL CALL

PUBLIC COMMENTS

CLOSED SESSION

CLOSED SESSION
Presented By: Thomas D Jex, City Attorney

RECOMMENDATION:
The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation.
Title: City Manager

The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6
Agency representative: Mayor Ashlee DePhillippo
Unrepresented employee: City Manager

RECONVENE INTO OPEN SESSION

ANNOUNCEMENTS

ADJOURN CLOSED SESSION

CALL TO ORDER – REGULAR SESSION - 6:00 P.M.

ROLL CALL
Council discussion and determination on whether an absence is excused.

FLAG SALUTE

MOMENT OF SILENCE AND REFLECTION

PRESENTATIONS
1. Proclamation: Community Development Director Matthew Bassi
2. Staff Introductions
3. Other presentations

DEPARTMENT REPORTS

Code Enforcement Quarterly Update (2024/2025)
Presented By: Raul Berroteran, Code Enforcement Department

RECOMMENDATION:
Receive and file the report.

PUBLIC COMMENTS
*This is the time when the Council receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.*

APPROVAL OF THE AGENDA AS PRESENTED
The City Council to approve the agenda as it is herein presented, or, if it is the desire of the City Council, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR
All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Council, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Minutes - February 12, 2025 - Regular Meeting
Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:
Approve the minutes as presented.

1.2 February 2025 City Warrant Register
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
Approve the following:

For Fiscal Year 2024/2025:
1. Warrant Register dated 2-6-2025 in the amount of $148,897.01.
2. Warrant Register dated 2-13-2025 in the amount of $230,549.68.
3. Warrant Register dated 2-20-2025 in the amount of $104,449.99.
4. Warrant Register dated 2-27-2025 in the amount of $653,990.79.
5. Wire Transfer Register dated 2-28-2025 in the amount of $368,686.66.
6. Payroll Register dated 03-01-2025 in the amount of $441,524.48.

1.3 January 2025 City Treasurers Report
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
Approve the Treasurer's Report for January 2025.

1.4 TUMF Reimbursement Agreement with WRCOG for the Bundy Canyon Road Widening Project (West of I-15)
Location: Bundy Canyon Road (West of I-15, Mission Trail to Orange Street)
Presented By: Jason Farag , Public Works/ Engineering Department

RECOMMENDATION:
Authorize the City Manager to execute the Transportation Uniform Mitigation Fee (TUMF) Reimbursement Agreement with the Western Riverside Council of Governments (WRCOG) for the Bundy Canyon Road Widening Project (West of I-15)

1.5 2024 General Plan/Housing Element HCD Annual Progress Report:
Location: City Wide
Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:
Receive and file this report and direct the Community Development Director to submit the 2024 Annual Progress Report to the Department of Housing and Community Development (HCD) by the April 1, 2025 deadline.

1.6 Wildomar Community and Parks Foundation Partnership Memorandum of Understanding (MOU) for an Earth Day Event.
Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:
1. Authorize the City Manager to sign the MOU with the foundation dependent that the foundation fulfills all requirements;
2. Waive fees associated with the application and processing of the Temporary Event Permit dependent that the foundation fulfills all requirements.

1.7 The Nature Education Foundation Memorandum of Understanding (MOU) for The Kid's Ride into Nature Car Show
Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:
1. Authorize the City Manager to sign the MOU with the foundation dependent that the foundation fulfills all requirements;
2. Waive fees associated with the application and processing of the Temporary Event Permit depending on whether the foundation fulfills all requirements.

2. PUBLIC HEARINGS

2.1 **Proposed Revised Fee Schedule for the Transportation Uniform Mitigation Fee Program**
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
1. Review and adopt the first reading of an Ordinance entitled:

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING AND SUPERSEDING ORDINANCE NO. 164 TO UPDATE PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

2. Review and adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) SCHEDULE APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF WILDOMAR

2.2 **City of Wildomar Vacancy Report and Recruitment and Retention Efforts**
Presented By: Emily Wolf , Administrative Services Department

RECOMMENDATION:
Receive and file.

3. GENERAL BUSINESS

3.1 **Biennial Budget Workshop - Draft General Government Budgets**
Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:
Discuss and receive comments from the public regarding the draft budgets for General Government

3.2 Resolution Authorizing Issuance of Special Tax bonds, Series 2025 for Community Facilities District No. 2022-2 (Horizon Place)

Presented By: Heidi Schrader , Administrative Services Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT WITH LAKE ELSINORE UNIFIED SCHOOL DISTRICT RELATING TO COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR

2. Adopt a Resolution entitled:

RESOLUTION NO. 2025 - ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR AUTHORIZING THE ISSUANCE OF ITS SPECIAL TAX BONDS, SERIES 2025 IN A PRINCIPAL AMOUNT NOT TO EXCEED EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS ($8,500,000) AND APPROVING CERTAIN DOCUMENTS AND TAKING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

3. Authorize the issuance of the Community Facilities District 2022-2 (Horizon Place) Special Tax Bonds, Series 2025 in an aggregate principal not to exceed $8,500,000

4. Approve the financing team, as identified herein, for this transaction and authorize the City Treasurer or any duly authorized designee, to pay the costs of such firms in connection with this financing from CFD 2022-2 Series 2025 bond proceeds

5. Authorize the City Manager and Administrative Services Director, or designees, to execute all documents related to the issuance of the Special Tax Bonds for Community Facilities District No. 2022-2 (Horizon Place) and the ability to make minor changes to these documents as required to carry out the financing.

3.3 City Council Review of an Update to the City's 2025 Landscape Design Standards and Guidelines

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

The Planning Commission recommends the following actions:

1. Find and determine that the adoption of the 2025 Landscape Design Standards and Guidelines document is exempt from the California Environmental Act (CEQA) Guidelines in accordance with Section 15061(b)(3) and 15378(b)(2) and (b)(5); and

2. Adopt a Resolution entitled:

RESOLUTION NO. 2025 - ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RESCINDING RESOLUTION NO. 2022-39 AND APPROVING AN UPDATE TO THE CITY OF WILDOMAR LANDSCAPE DESIGN STANDARDS AND GUIDELINES DOCUMENT

COUNCIL COMMUNICATIONS

1. Riverside Conservation Authority (RCA)
2. Riverside Transit Agency (RTA)
3. Riverside County Transportation Commission (RCTC)
4 League of California Cities
5. Southern California Association of Governments (SCAG)
6. Riverside County Habitat Conservation Agency (RCHCA)
7. Western Riverside Council of Governments (WRCOG)
8. Southwest Community Financing Authority (Animal Shelter)
9. Ad Hoc & Subcommittees
10. Community events
11. Regional events
12. Chamber of Commerce

CITY MANAGER REPORT

1. Planning Commission Alternate
2. Facebook Streaming
3. SCAQMD Rules 1111 and 1121

FUTURE AGENDA ITEMS

Future Agenda Items

RECOMMENDATION:

Title- Councilmember-Anticipated Date

1. Expand Pavement Management/Road Rehab Program for private and public roads - Marquez - TBD
2. Discuss restricting certain future uses on major corridors - Marquez - TBD
3. Street Lighting Options for neighborhoods that don't currently have lighting - Marquez - TBD
4. Discuss potential Public Safety Subcommittee - DePhillippo - TBD
5. Stream meetings to Facebook - Morabito - TBD
6. Park Rental Policy - Morabito - TBD
7. Adding Alternate Planning Commission Appointments - Morabito - TBD

ADJOURN THE CITY COUNCIL MEETING

In accordance with Government Code Section 54952.3, I, Janet Morales, City of Wildomar City Clerk, do hereby declare that the Board of Trustees will receive no compensation or stipend for the convening of the following regular meeting of the Wildomar Cemetery District.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

ROLL CALL

Board discussion and determination on whether an absence is excused.

PUBLIC COMMENTS

BOARD COMMUNICATIONS

APPROVAL OF THE AGENDA AS PRESENTED

The Board of Trustees to approve the agenda as it is herein presented, or, if it is the desire of the Board, the agenda can be reordered, added to, or have items tabled at this time.

4. CEMETERY CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Board, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

4.1 Minutes - February 12, 2025 - Regular Meeting

Presented By: Janet Morales , City Clerk's Office

RECOMMENDATION:

Approve the minutes as presented.

4.2 February 2025 Cemetery Warrant Register

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the following:

For Fiscal Year 2024/2025

1. Warrant Register dated 2-6-2025 in the amount of $951.48.
2. Warrant Register dated 2-13-2025 in the amount of $67.15.
3. Warrant Register dated 2-20-2025 in the amount of $3,951.22.
4. Warrant Register dated 2-27-2025 in the amount of $36.45.

4.3 January 2025 Cemetery Treasurers Report

Presented By: Adam Jantz , Administrative Services Department

RECOMMENDATION:

Approve the Treasurer's Report for January 2025.

5. CEMETERY PUBLIC HEARINGS

No items scheduled.

6. CEMETERY GENERAL BUSINESS

6.1 Review of Gravesite and Saturday Cemetery Services

Presented By: Daniel Torres , Community Services Department

RECOMMENDATION:

Receive the report and provide staff direction on any future changes to services.

GENERAL MANAGER REPORT

FUTURE AGENDA ITEMS

Future Agenda Items - Cemetery

RECOMMENDATION:

Title- Councilmember-Anticipated Date

1. ~~Discuss Weekend Services - Nigg - Mar 2025~~
2. ~~Discuss Grave Site Services - Nigg - Mar 2025~~

ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING

PARTICIPATION

MEETINGS

Regular City Council Meetings are held on the 2nd Wednesday of every month at 6:00 P.M., except for January, where it is held on the 3rd Wednesday of the month, in the City Council Chambers, 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595.

VIEW THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595

2. Cable TV | Frontier Channel 36 or AT&T Channel 99

3. Watch Live | https://www.wildomar.gov/129/Agendas-Videos-Watch-Live | Click on the "Watch Live" Meeting Link.

PARTICIPATE IN THE MEETING

1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the City Clerk in the basket located at the front of the chambers.
3. When the City Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Mayor will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Council may provide. Per the Brown Act, City Council members are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS

All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: http://www.wildomar.gov. Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available by appointment for public inspection at City Hall during regular business hours.

AFFIDAVIT OF POSTING

I, Janet Morales, Wildomar City Clerk, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at www.wildomar.gov

Janet Morales, CMC
City Clerk
Dated: March 6, 2025

CITY OF WILDOMAR
MEETING (CCR)
CLOSED SESSION

Meeting Date: March 12, 2025

SUBJECT: CLOSED SESSION

SUBMITTED BY: Thomas D Jex, City Attorney

ACTION:
The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation.
Title: City Manager

The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6
Agency representative: Mayor Ashlee DePhillippo
Unrepresented employee: City Manager

CITY OF WILDOMAR
MEETING (CCR)
DEPARTMENT REPORT

Meeting Date: March 12, 2025

SUBJECT: Code Enforcement Quarterly Update (2024/2025)

SUBMITTED BY: Raul Berroteran, Code Enforcement Manager

PREPARED BY: Raul Berroteran, Code Enforcement Manager

ACTION:
Receive and file the report.

SUMMARY:
Code Enforcement Quarterly update (2024/2025) on stats and cases.

BACKGROUND:
Discussion

DISCUSSION:
Discussion

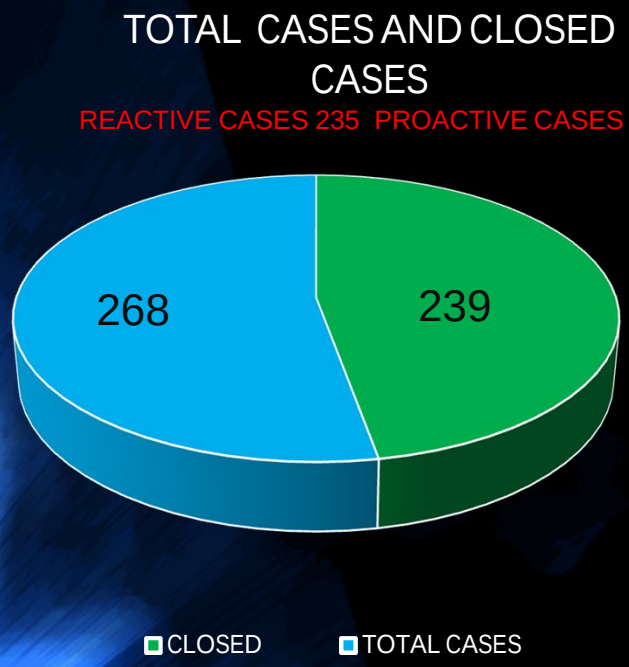
FISCAL IMPACT:
This is only an update report and therefore has no fiscal impact.

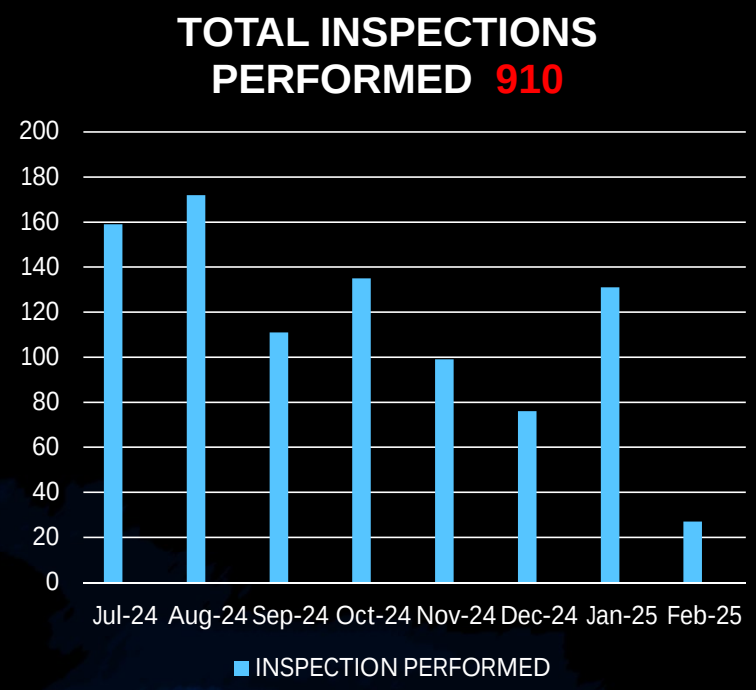
ATTACHMENTS:
UPDATE FOR MARCH final.pptx

Community Development *Code Enforcement Division*

UPDATE

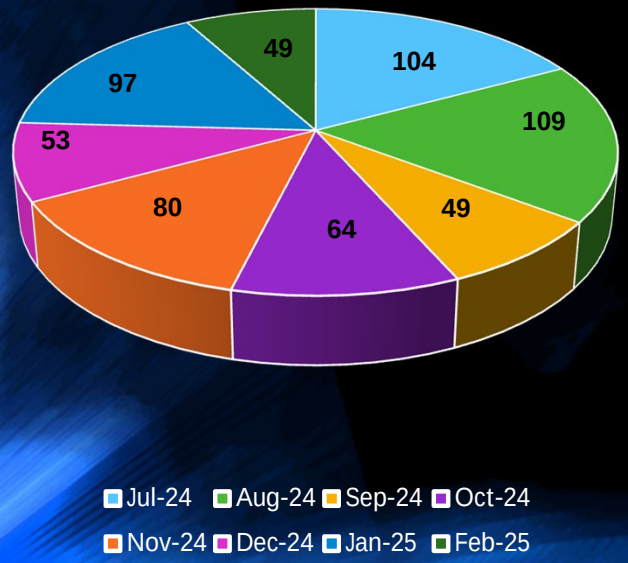
CODE ENFORCEMENT STATS
JULY 2024 - MARCH 2025





CODE ENFORCEMENT STATS
JULY 2024 - MARCH 2025

TOTAL VIOLATIONS OPENED
605



TOP 5 VIOLATIONS

FRONT STREET AVA PROGRAM

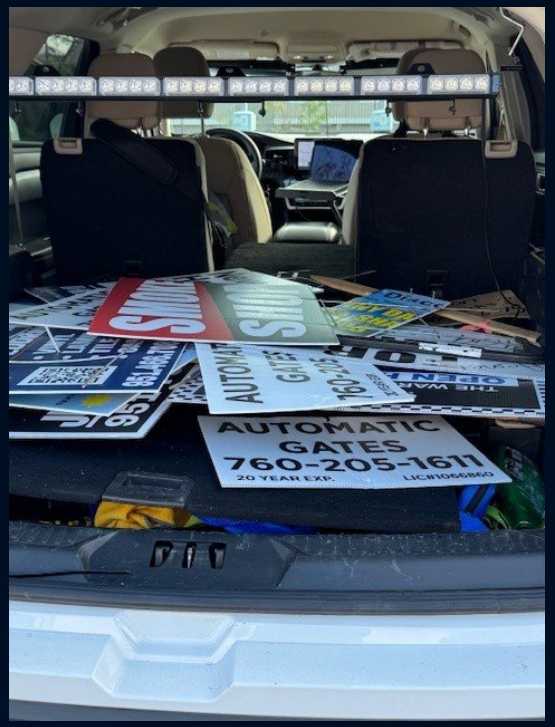
UNPERMITTED HOME MESA DR.

UNION STREET

Beverly Street

CODE ENFORCEMENT

Unpermitted signage posted on utility poles and city easements.



Homeless Outreach Stats
July 2024- FEBRUARY 2025

- July: Male 5, Female 4 (9)
- August: Male 5, Female 1 (6)
- September: Male 7, Female 1 (8)
- October: Male 7, Female 3 (10)
- November: Male 7, Female 8 (15)
- December: Male 8, Female 9 (17)
- January: Male 3, Female 1 (4)
- February: Male 10, Female 0 (10)

Homeless Outreach
In the flood control tunnels

Homeless encampment located on Palomar St. and Clinton Keith Rd.

If you come across a homeless encampment, please report it to Wildomar Code Enforcement.

Point in time count results

- The homeless "Point in Time Count" is a count conducted across the entire United States, including California, on a single night or early morning each year, allowing for comparisons between different states, Cities and Counties.
- The Wildomar Point in Time count consists of two teams. The PIT take place from 5:30 am - 9:30am.
- Team one contacted 6 people and team two contacted 4 People for a total of 10 homeless contacts.

OFFICE OF EMERGENCY MANAGEMENT

OEM Information

The **Office of Emergency Management (OEM)** receives bulletins from various emergency agencies, including the **Fire Department, FEMA, NOAA, CalOES, and SoCal Edison**. These bulletins are **reviewed and monitored** for updates.

Each bulletin is then **forwarded to key command staff**, such as the **City Manager, Public Works Department, Planning Department, Public Information Officer (PIO), and other departments**. This process ensures that the **PIO can share essential updates** on the city's **website and social media**.

To stay informed, you can also visit these agencies' websites or use emergency alert apps like **Watch Duty, Firespot, and Frontline**. These apps are particularly useful for those in **wildfire-prone areas**, providing **real-time updates and alerts** on nearby wildfires, including **evacuation zones, fire perimeters, and firefighting efforts**.

LISTOS Aware & Prepare Update

•The program has been undergoing reorganization, temporarily stalling all Train-the-Trainer programs for contracted cities.

•Good news! Training is back on track.

•Once we have two certified trainers—one for English and one for Spanish—Wildomar will begin offering its first LISTOS Aware & Prepare classes.

Training Topics:

Identifying Vulnerabilities	Creating a Reunification & Communication Plan
Important Document Back-Up	Utility Shut-Off Procedures
Fire Extinguisher Use	First Aid & Disaster Medicine
Team Organization	Emotional Support

2027 Local Hazard Mitigation Plan (LHMP)

The **LHMP** is updated every five years. The 2027 update includes **stricter requirements** from **FEMA** and **CalOES**.

To address these new requirements, the cities of **Wildomar, Menifee, and Lake Elsinore** have formed a **small team** to collaborate on the update. This team will meet **monthly** to review each section.

The 2027 **LHMP** will require **significant time and input** from all departments within each city, keeping **OEM (Office of Emergency Management) extremely busy**.

SPECIAL THANKS TO THE WILDOMAR BEAUTIFICATION VOLUNTEERS

Questions

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: March 12, 2025

SUBJECT: Minutes - February 12, 2025 - Regular Meeting

SUBMITTED BY: Janet Morales, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. 02-12-2025 Minutes

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
WEDNESDAY, FEBRUARY 12, 2025
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

Closed Session: 4:00 PM | Regular Session 6:00 PM

CALL TO ORDER – CLOSED SESSION - 4:00 P.M.

The Regular Closed Session was called to order by Mayor DePhillippo at 4:04 p.m.

ROLL CALL

Members in attendance: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, and Joseph Morabito

Members absent: Dustin Nigg

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation.
Title: City Manager

The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6
Agency representative: Mayor Ashlee DePhillippo
Unrepresented employee: City Manager

RECONVENE INTO OPEN SESSION

The City Council reconvened into open session at 6:04 PM with all members present.

ANNOUNCEMENTS

City Attorney Jex stated there were no reportable actions.

ADJOURN CLOSED SESSION

There being no further business, Mayor DePhillippo adjourned the closed session at 6:04 PM.

CALL TO ORDER – REGULAR SESSION – 6:00 P.M.

The Regular Meeting of the Wildomar City Council was called to order by Mayor DePhillippo at 6:04 p.m.

ROLL CALL

Members in attendance: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, and Dustin Nigg

Members absent: None.

Staff in attendance: City Manager York, City Attorney Jex, City Clerk Morales, Community Services Director Torres, Administrative Services Director Schrader, Community Development Director Bassi, Economic Development Director Davidson, Public Works Director Farag, Finance Manager Jantz, Senior Planning Lachgar and Human Resources and Risk Manager Wolf.

FLAG SALUTE

The flag salute was led by former Planning Commissioner Arrin Banks.

PRESENTATIONS

1. Recognition of outgoing Mayor for 2024 - Bridgette Moore
2. Recognition: California Tap Company - postponed to March 2025
3. Proclamation: Planning Commissioners - Strong, Cambero, Banks
4. Recognition: General Plan Technical Advisory Committee Members

DEPARTMENT REPORTS

Police Department Quarterly Update

Fire Department Quarterly Update

Wildomar Library Quarterly Update

Public Works/Engineering Department Quarterly Report

PUBLIC COMMENTS

The following individuals provided public comment on items not on the agenda:

1. Jim Webster, resident.
2. Carly Valencia, resident.
3. Andy Morris, representing Elsinore Valley Municipal Water District.
4. Ruth Spathias, resident.

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Joseph Morabito to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

1) CONSENT CALENDAR

Councilmember Moore requested a staff presentation on agenda item # 1.7.

Moved by Bridgette Moore; seconded by Dustin Nigg to approve the Consent Calendar.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

1.1) City Council Minutes - December 9, 2024 - Special Meeting

Approved the minutes as presented.

1.2) City Council/Cemetery District Minutes - December 11, 2024

Approved the minutes as presented.

1.3) City Council/Cemetery District Minutes - January 15, 2025

Approved the minutes as presented.

1.4) January 2025 Warrant Register

Approved the following for Fiscal Year 2024/2025:

1. Warrant Register dated 1-9-2025 in the amount of $184,084.08
2. Warrant Register dated 1-15-2025 in the amount of $85,090.74
3. Warrant Register dated 1-16-2025 in the amount of $531,662.65
4. Warrant Register dated 1-23-2025 in the amount of $1,146,263.31
5. Warrant Register dated 1-30-2025 in the amount of $382,707.14
6. Wire Transfer Register dated 1-31-2025 in the amount of $30,223.92
7. Payroll Register dated 02-01-2025 in the amount of $411,673.13

1.5) December 2024 City Treasurers Report

Approved the Treasurer's Report for December 2024.

1.6) License Agreement with Van Engineering, Inc. for use of City property as a Temporary Construction Staging Area for the Palomar Street Widening and Cemetery Improvements Projects (CIP 028-2, 067-1)

Authorized the City Manager to execute the License Agreement with Van Engineering, Inc., to approve the use of City property as a temporary construction staging area for the Palomar Street Widening Cemetery Improvements Projects (CIP 028-2, 067-1)

1.7) Updating City's Conflict of Interest Code

Adopted a Resolution entitled:

RESOLUTION NO. 2025 - 05
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, UPDATING THE CITY'S CURRENT CONFLICT OF INTEREST CODE SET FORTH BY THE CALIFORNIA STATE FAIR POLITICAL PRACTICES COMMISSION FOR ELECTED OFFICIALS, BOARD AND COMMISSION MEMBERS AND EMPLOYEES OF THE CITY OF WILDOMAR

2) PUBLIC HEARINGS

2.1) <u>Consideration of Resolution of Necessity for Condemnation of Improved Property located at 23690 Bundy Canyon Road for the Bundy Canyon Road Improvement Project, Segment 2 (CIP 026-2)</u>

City Attorney Jex and Public Works Director Farag presented the staff report.

Moved by Dustin Nigg; seconded by Bridgette Moore to Find that on September 10, 2014, in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines §15070, the City Council adopted Resolution 2014-048 certifying an Environmental Impact Report for the Project, and that on September 9, 2020, the City

Council adopted Resolution 2020-62, approving an Addendum to the Environmental Impact Report, and that no additional CEQA findings are required for the Project; and Adopt a Resolution entitled:

RESOLUTION NO. 2025 - 06
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR FINDING AND DETERMINING THAT THE PUBLIC INTEREST, CONVENIENCE AND NECESSITY REQUIRE THE ACQUISITION OF CERTAIN PROPERTY FOR PUBLIC PURPOSES

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

3) GENERAL BUSINESS

3.1) FY2024-25 Mid-Year Budget Report

Finance Manager Jantz presented the staff report.

Moved by Dustin Nigg; seconded by Bridgette Moore to Approve the Fiscal Year 2024-25 Mid-Year Budget Report, and adopt a Resolution entitled:

RESOLUTION NO. 2025 - 07
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING ADJUSTMENTS TO THE FY2024-25 BUDGETED REVENUES AND EXPENSES

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

3.2) FY2025-26 and FY2026-27 Biennial Budget Goals Discussion

Finance Manager Jantz presented the staff report.

George Cambero, resident, provided public comment.

The City Council received and filed the report and provided the following recommendations in addition to accepting the biennial budget goals:

1. Provide an additional line item for park funding
2. Increase tree trimming
3. Add a part-time code enforcement officer for weekend support
4. Implement a Military flag program
5. Veteran's Memorial
6. Public Safety Committee/ additional community involvement
7. Purchase paint for graffiti removal
8. I-15 on/off ramp beautification

3.3) FY2025-26 and FY2026-27 Biennial Budget Acceptance of City and Department Goals

Finance Manager Jantz presented the staff report.

The City Council received and filed the report and provided the following budget recommendations in addition to accepting the City and Department goals:

1. Update the City's Park Rental Policy
2. Crime-free multifamily housing
3. Economic Development "walkabouts"
4. Weed abatement on vacant parcels
5. Paint mixer for graffiti removal
6. Expand Homeless Outreach resources
7. "How-to" videos for the public
8. Parking Enforcement - requested more information
9. Street lighting on Bundy Canyon and along major traffic areas

3.4) Cannabis Code Changes Discussion (Future Agenda Item)

Community Development Director Bassi presented the report.

The City Council discussed and requested that staff bring forward an amendment to Ordinance 187, incorporating the following changes:

1. Increase the distance of a cannabis business from a residential zone to 600ft.
2. Add provision regarding no onsite consumption.
3. Update the distance of a cannabis business from a sensitive use to mirror the Alcohol Beverage Control requirements for tobacco/alcohol.
4. Eliminate the manufacturing, distribution, and testing of cannabis in the industrial zones.

3.5) Initiate Discussion Regarding Naming Criteria for Future Parks

Community Services Director Torres presented the staff report.

Moved by Dustin Nigg; seconded by Bridgette Moore to Appoint Councilmembers Moore and Morabito to an add hoc-subcommittee, to review and update the naming criteria for public

parks, facilities, and trails and bring back the updated policy to the City Council for approval.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

COUNCIL COMMUNICATIONS

The City Council members spoke regarding various committees, comm1ss1ons, and boards that they serve on locally and regionally and community events including:

1. Riverside Conservation Authority (RCA)
2. Riverside Transit Agency (RTA)
3. Riverside County Transportation Commission (RCTC)
4 League of California Cities
5. Southern California Association of Governments (SCAG)
6. Riverside County Habitat Conservation Agency (RCHCA)
7. Western Riverside Council of Governments (WRCOG)
8. Southwest Community Financing Authority (Animal Shelter)
9. Ad Hoc & Subcommittees
10. Community events
11. Regional events
12. Chamber of Commerce

CITY MANAGER REPORT

There was no city manager report.

FUTURE AGENDA ITEMS

Added:

Stream meetings to Facebook - Morabito
Park Rental Policy - Morabito
Adding Alternate Planning Commission Appointments - Morabito

ADJOURN THE CITY COUNCIL MEETING

There being no further business, Mayor DePhillippo adjourned the City Council Meeting at 9:39 p.m.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

The Regular Meeting of the Wildomar Cemetery District Meeting was called to order by Chair DePhillippo at 9:39 p.m.

ROLL CALL

Members in attendance: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, and Dustin Nigg

Members absent: None.

PUBLIC COMMENTS

There were no public comments.

BOARD COMMUNICATIONS

There were no board communications.

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Joseph Morabito to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

4) CEMETERY CONSENT CALENDAR

Moved by Dustin Nigg; seconded by Joseph Morabito to approve the Cemetery Consent Calendar.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

4.1) City Council/Cemetery District Minutes - December 11, 2024

Approved the minutes as presented.

4.2) City Council/Cemetery District Minutes - January 15, 2025

Approved the minutes as presented.

4.3) January 2025 Cemetery Warrant Register

Approved the following for Fiscal Year 2024/2025

1. Warrant Register dated 1-9-2025 in the amount of $1,905.25
2. Warrant Register dated 1-15-2025 in the amount of $1,660.40
3. Warrant Register dated 1-23-2025 in the amount of $602.24
4. Warrant Register dated 1-30-2025 in the amount of $1,703.25

4.4) December 2024 Cemetery Treasurers Report

Approved the Treasurer's Report for December 2024.

5) CEMETERY PUBLIC HEARINGS

There were no items scheduled.

6) CEMETERY GENERAL BUSINESS

There were no items scheduled.

GENERAL MANAGER REPORT

There was no general manager report.

FUTURE AGENDA ITEMS

No future agenda items added.

ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING

There being no further business, Chair DePhillippo adjourned the Wildomar Cemetery District Meeting at 9:40 p.m.

Submitted by:

_____

Janet Morales, CMC
City Clerk

SUBJECT: February 2025 City Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant I

PREPARED BY: Nicholas Neidiffer, Accountant I

ACTION:
Approve the following:

For Fiscal Year 2024/2025:
1. Warrant Register dated 2-6-2025 in the amount of $148,897.01.
2. Warrant Register dated 2-13-2025 in the amount of $230,549.68.
3. Warrant Register dated 2-20-2025 in the amount of $104,449.99.
4. Warrant Register dated 2-27-2025 in the amount of $653,990.79.
5. Wire Transfer Register dated 2-28-2025 in the amount of $368,686.66.
6. Payroll Register dated 03-01-2025 in the amount of $441,524.48.

SUMMARY:
February 2025 City Warrant Register

DISCUSSION:
The City of Wildomar requires that the City Council audit payments of demands and direct the City Manager to issue checks. The Warrant and Payroll Registers are submitted for approval.

FISCAL IMPACT:
These Warrant, Wire Transfer and Payroll Registers will have a budgetary impact in the amount and fiscal year noted in the recommendation section of this report. These costs are included in the Fiscal Year 2024/25 Budgets.

ATTACHMENTS:
February 2025 City Warrant Register

Transaction Name	Amount Paid	Bill Date	Payment Date	Vendor	Memo
Bill #WILD-01.6-1	10514.35	10/31/2024	2/13/2025	PLACEWORKS	October 2024 Professional Services CIP 062-1 27 Acre Park
Bill #101753140	13892.09	1/27/2025	2/20/2025	ORACLE AMERICA, INC.	New ERP replacement (January) 1/06/25-1/24/25
Bill #SIN46672	3111.48	12/31/2024	2/27/2025	HDL SOFTWARE LLC.	December 2024 HdL Fees
Bill #1003969.1005547	24805.68	11/30/2024	2/13/2025	INTERWEST CONSULTING GROUP	Building & Safety Services - November 2024
Bill #23164171	25675	12/31/2024	2/6/2025	ST. FRANCIS ELECTRIC	Signal Sign Replacement Program
Bill #TL000017481	236.53	10/24/2024	2/6/2025	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL - August 2024
Bill #23164173	180.52	12/31/2024	2/6/2025	ST. FRANCIS ELECTRIC	Traffic Signal Response December 2024
Bill #23164172	1486.21	12/31/2024	2/6/2025	ST. FRANCIS ELECTRIC	Traffic Signal Maintenance Services December 2024
Bill #23164170	1480.75	12/31/2024	2/6/2025	ST. FRANCIS ELECTRIC	Traffic Signal Maintenance Services December 2024
Bill #2501B642	34530.43	1/10/2025	2/6/2025	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon Widening Project, DESIGN PS&E
Bill #2501A902	46254.02	1/7/2025	2/6/2025	PARSONS TRANSPORTATION GRP INC	CIP 026-2 Bundy Canyon Widening Design PS&E
Bill #6801007/2	322.58	2/4/2025	2/20/2025	FORD LAKE ELSINORE	Vehicle Maintenance
Bill #2872	100	1/20/2025	2/6/2025	LEAGUE OF CALIFORNIA CITIES	Riverside County Division Membership Dues
Bill #13417327	322.24	1/27/2025	2/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/14/24-01/14/25 Water Zone 42 Loc 01 M1
Bill #13417580	246.25	1/27/2025	2/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/14/24-01/14/25 Water Zone 42 Loc 02 M2
Bill #13417579	236.97	1/27/2025	2/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/14/24-01/14/25 Water Zone 42 Loc 03 M3
Bill #33197	8280	12/31/2024	2/6/2025	ARCHITERRA DESIGN GROUP	11/25/24-12/24/24 CIP 099, Design PS&E
Bill #33196	465	12/31/2024	2/6/2025	ARCHITERRA DESIGN GROUP	11/25/24-12/24/24 CIP 099, Design PS&E
Bill #3107042707	201.85	1/26/2025	2/6/2025	PITNEY BOWES	Postage Meter Rental 12/16/24-03/15/24
Bill #8009674959	169.47	1/25/2025	2/6/2025	STERICYCLE, INC	Contractual Shredding Svc
Bill #38411665	214.24	1/27/2025	2/6/2025	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 019-1780554
Bill #164596789-0001	124.16	1/28/2025	2/6/2025	SUNBELT RENTALS, INC.	Equipment Rental for CFD Zone 10/Grand Ave Trails
Bill #012725-9129	506.23	1/27/2025	2/6/2025	EDISON	12/26/24-01/26/25 Elec - 32637 Gruwell (FS61)
Bill #012725-6091	50.81	1/27/2025	2/6/2025	EDISON	12/26/24-01/26/25 Elec 21347 Como St (Little League)
Bill #2024-1728	4601	1/31/2025	2/6/2025	TKE ENGINEERING INC	Contractual Svc 12/01/24-12/31/24
Bill #13424170	258.41	1/29/2025	2/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/18/24-01/18/25 Water Zone 3 Loc 25 M1
Bill #13424378	323.29	1/29/2025	2/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/18/24-01/18/25 Water City Hall
Bill #13427208	762.61	1/29/2025	2/6/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/18/24-01/18/25 Water 2707 Prelipp Rd
Bill #267240	944.44	2/3/2025	2/6/2025	INNOVATIVE DOCUMENT SOLUTIONS	01/01/25-1/31/25 Contract Copier Services Maintenance/Repairs, Ink/Toner (5 copiers)
Bill #012725-6801	17.28	1/27/2025	2/6/2025	EDISON	12/26/24-01/26/25 CFD 2013-1, Zone 10
Bill #33624	594.05	11/22/2024	2/6/2025	SIGNS BY TOMORROW	Wildomar Public Hearing Sign
Bill #3406	3200	2/5/2025	2/6/2025	INFINITY TECHNOLOGIES	February 2025 GIS Contractual Services
Bill #3460A	11300	2/5/2025	2/13/2025	INFINITY TECHNOLOGIES	January 2025 Monthly IT Services
Bill #3460C	828	2/5/2025	2/6/2025	INFINITY TECHNOLOGIES	January 2025 Proofpoint Essentials Advance
Bill #101622766	15165	2/2/2025	2/6/2025	ORACLE AMERICA, INC.	Oracle NetSuite Licenses & Users 11/03/24-02/02/25
Bill #101622767	1282.5	2/2/2025	2/6/2025	ORACLE AMERICA, INC.	Oracle NetSuite Licenses & Users 11/03/24-02/02/25
Bill #6104213618	1497.07	1/22/2025	2/13/2025	VERIZON WIRELESS	Verizon 01/23/25-02/22/25
Bill #TMDL-25-12	25820	7/1/2024	2/20/2025	LAKE ELSINORE AND SAN JACINTO, WATERSHEDS AUTHORITY	FY 24-25 TMDL Task force Contributions
Bill #3460B	159.75	2/5/2025	2/6/2025	INFINITY TECHNOLOGIES	January 2025 Datto Office O365 Cloud Backup
Bill #6104213619	40.01	1/22/2025	2/13/2025	VERIZON WIRELESS	Verizon 01/23/25-02/22/25

Bill #005-289	107825.31	2/6/2025	2/13/2025	PV MAINTENANCE, INC.	Maintenance - January 2025
Bill #2024-1534.1	65	11/30/2024	2/13/2025	TKE ENGINEERING INC	PW Fixed Fee Reviews 11/01/24-11/30/24
Bill #174620	504.43	1/29/2025	2/13/2025	DATA TICKET, INC.	December 2024 Daily Cite Processing
Bill #174315	420.93	1/29/2025	2/13/2025	DATA TICKET, INC.	December 2024 Online Access
Bill #82236649	494	1/31/2025	2/13/2025	CORELOGIC SOLUTIONS, LLC	January 2025 Code Enforcement Software
Bill #31180-Jan	10825	2/3/2025	2/13/2025	GOD'S FAN CLUB DBA: PROJECT TOUCH	Wildomar City Shelter/Housing Services-January 2025
Bill #73775	1970	12/27/2024	2/13/2025	HILLSIDE HEATING & A/C INC	Quarterly Maintenance Billing - January 2025
Bill #14346613-020125	601.08	2/1/2025	2/13/2025	SPARKLETTS	City Hall Drinking Water Through 02/01/25
Bill #020325-4293	6409.58	2/3/2025	2/13/2025	EDISON	Electricity Bill Account #4293
Bill #020625-1202	25.32	2/6/2025	2/13/2025	EDISON	Electricity Bill Account #1202
Bill #020625-0828	178.6	2/6/2025	2/13/2025	EDISON	Electricity Bill Account #0828
Bill #13420253	397.61	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 3 Loc 23 M1
Bill #13420461	93.49	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 30 Loc 02
Bill #13420501	124.39	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 3 Loc 49 M1
Bill #13420755	196.13	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 51 Loc 1
Bill #13420921	477.59	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Baseball Field
Bill #13420963	301.64	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Windsong Park
Bill #13421471	728.74	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 3 Loc 29 M1
Bill #13421549	295.59	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 3 Loc 29 M2
Bill #13421552	136.05	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 30 Loc 1
Bill #13421651	293.47	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 30 Loc 42 & 47 M1
Bill #13422046	204.43	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 22450 1/2 Cervera Rd
Bill #13422287	209.57	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 22450 Cervera Rd
Bill #13423375	183.32	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 62 - 22933 Delca Lane
Bill #13423463	77.13	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Water Zone 67 -Arnnett & Catt
Bill #13423870	289.83	1/28/2025	2/13/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 CFD 2022-1 NE Wildomar Trail/Margaret Ln
Bill #5706	250	1/6/2025	2/13/2025	GLADWELL GOVERNMENTAL SERVICES, INC	Records Retention Legal Review Update & Advise - FY 24/25
Bill #2024-1733	750	1/31/2025	2/13/2025	TKE ENGINEERING INC	TS Street Name Signs Rev of Standard Drawings
Bill #13289	48.94	2/5/2025	2/13/2025	AMERICAN EAGLE TROPHIES	(3) Engraved Nameplates for Planning Commissioners
Bill #13312	68.51	2/11/2025	2/13/2025	AMERICAN EAGLE TROPHIES	(2) Engraved Nameplates for Planning Commissioners
Bill #2024-1732	71	1/31/2025	2/13/2025	TKE ENGINEERING INC	Contractual Svc 11/01/24-12/31/24
Bill #2025-2	86.68	2/7/2025	2/13/2025	Coalition for Controlling Ins. Costs in California Schools Health and Welfare Trust	EAP Monthly Premium Feb 2025
Bill #0924-174	1206.97	11/7/2024	2/20/2025	EPIC LAND SOLUTIONS, INC. SHOAIB	Wildomar - City Hall Building Project. Professional Services Rendered Through 09/30/24
Bill #TL0000017498	1486.64	10/24/2024	2/13/2025	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL - September 2024
Bill #TL0000017533	2060.15	12/18/2024	2/13/2025	COUNTY OF RIVERSIDE, TLMA	TLMA-SFL - October 2024
Bill #21125	441.49	2/11/2025	2/13/2025	DEPHILLIPPO, ASHLEE	Reimbursement for Lodging During Conference
Bill #5610004133	320	1/21/2025	2/20/2025	YUNEX, LLC	Street Light Callouts December 2024
Bill #HH Taxes	26.78	11/26/2024	2/20/2025	DATA TICKET, INC.	Leasing for Citation Printer
Bill #3557	404.75	1/29/2025	2/20/2025	REEP FIRE PROTECTION, INC.	Internal maintenance for portable fire extinguisher
Bill #334900	43760.93	1/13/2025	2/13/2025	BURKE, WILLIAMS AND SORENSON,, LLP	Legal Services - December 2024
Bill #02122025	40	2/12/2025	2/13/2025	SECRETARY OF STATE	Notary Public Exam and Application - NNA

Bill #3E274B9D-003	6000	2/6/2025	2/20/2025	BLUEINK	Electronic Signature Envelopes - Up to 2,000
Bill #7055	5200	2/1/2025	2/20/2025	CALIFORNIA CONSULTING, INC.	Grant Writing Service - Feb 2025 Retainer
Bill #2024-1735	1893	1/31/2025	2/20/2025	TKE ENGINEERING INC	Contractual Svc 12/01/24-12/31/24
Bill #2024-1731	700.5	1/31/2025	2/20/2025	TKE ENGINEERING INC	Contractual Svc 12/01/24-12/31/24
Bill #2024-1729	3533	12/31/2024	2/20/2025	TKE ENGINEERING INC	Contractual Svc 12/01/24-12/31/24
Bill #2024-1727	5355	12/31/2024	2/20/2025	TKE ENGINEERING INC	Traffic Engineering - 12/1/2024-12/31/2024
Bill #2024-1730	504	1/31/2025	2/20/2025	TKE ENGINEERING INC	General Consulting Services 12/01/24-12/31/24
Bill #2024-1700	693	2/7/2025	2/20/2025	TKE ENGINEERING INC	CIP 051-2 LRSP Implementation 11/01/24-11/30/24
Bill #32946	3438	10/31/2024	2/20/2025	ARCHITERRA DESIGN GROUP	09/25/24-10/24/24 CIP 099, Desig09n PS&E
Bill #32947	1656	10/31/2024	2/20/2025	ARCHITERRA DESIGN GROUP	09/25/24-10/24/24 CIP 099, Desig09n PS&E
Bill #30264-Oct	4385	11/6/2024	2/27/2025	GOD'S FAN CLUB DBA: PROJECT TOUCH	Wildomar City Shelter Services - Oct 2024
Bill #110661CS	6542.93	1/31/2025	2/20/2025	SCA OF CA, LLC	January 2025 Charges
Bill #INV-004463	5329.7	2/6/2025	2/20/2025	XENTEGRA ONE LLC	Uninterrupted Power Supplies
Bill #2024-1736A	131	12/31/2024	2/20/2025	TKE ENGINEERING INC	Development Review - Dec, 2024
Bill #2024-1532	4221	1/6/2025	2/20/2025	TKE ENGINEERING INC	Traffic Engineering Srvcs - November 2024
Bill #5046240	347.99	10/9/2024	2/20/2025	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Boots - Sheriff
Bill #11470	702.44	2/6/2025	2/20/2025	A BETTER LOCKSMITH	Payment for repair of keyless lock at City Hall
Bill #2024-1746A	131	12/31/2024	2/20/2025	TKE ENGINEERING INC	Developer Review - Dec. 2024
Bill #RS7067633	58.95	1/31/2025	2/20/2025	CORODATA RECORDS, INC.	Finance Records Storage 1/1/2025-1/31/2025
Bill #227096	5014	2/15/2025	2/20/2025	ARMADA ADMINISTRATORS	Council and City Manager Insurance
Bill #641674	326.02	1/30/2025	2/20/2025	TEMECULA VALLEY PIPE & SUPPLY	Marna O'Brien- Irrigation
Bill #745017	271.88	1/14/2025	2/27/2025	DOG WASTE DEPOT	Doggie Waste Bags
Bill #2284	1200	11/17/2024	2/20/2025	DYLAN DIXON TREE SERVICES	Tree Trimming
Bill #413015	803.5	2/3/2025	2/20/2025	RIGHTWAY SITE SERVICES, INC.	01/30/25-02/26/25 - Porta/Washstn - Windsong 2 Scheduled Services
Bill #000902	1025	2/5/2025	2/20/2025	GOPHER SQUAD	January 2025 pest control services
Bill #70632	4604.85	1/1/2025	2/20/2025	COMMERCIAL BUILDING MANAGEMENT, SERVICES INC	December 2024 Janitorial Services
Bill #70633	399.58	1/1/2025	2/20/2025	COMMERCIAL BUILDING MANAGEMENT, SERVICES INC	December 2024 Supplies
Bill #1607221	240.78	2/5/2025	2/20/2025	CENTRAL SECURITY SERVICES	Alarm Monitoring Services 03/01/25-05/31/25
Bill #38524014	214.24	2/6/2025	2/20/2025	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 007-1585799
Bill #188866201020725	5.3	2/7/2025	2/20/2025	CHARTER COMMUNICATIONS	Cable through 03/07/25 - FS61
Bill #010469	307.07	2/11/2025	2/20/2025	AFLAC, REMITTANCE PROCESSING, CENTER	Aflac Premium Statement February 2025
Bill #021125-3487	174.04	2/11/2025	2/20/2025	EDISON	01/11/25/-02/10/25 23873 Clinton Keith Rd Suite 103
Bill #021125-7255	125.06	2/11/2025	2/20/2025	EDISON	01/11/25-02/10/25 23873 Clinton Keith Rd Suite 110
Bill #021125-2838	707.65	2/11/2025	2/20/2025	EDISON	01/11/25-02/10/25 Electric City Hall
Bill #021125-3123	155.31	2/11/2025	2/20/2025	EDISON	01/11/25-02/10/25 23873 Clinton Keith Rd Suite 109
Bill #021225-8688	78.35	2/12/2025	2/20/2025	EDISON	01/13/25-02/11/25 21458 Grand Ave TC1
Bill #021225-3047	84.53	2/12/2025	2/20/2025	EDISON	01/13/25-02/1125 34311 Mission Trail TC1
Bill #021225-3950	41.55	2/12/2025	2/20/2025	EDISON	01/13/25-02/11/25 34311 Mission Trail LS3
Bill #021225-3243	44.65	2/12/2025	2/20/2025	EDISON	01/13/25-02/11/25 31818 Central St LS3
Bill #021225-5361	80.49	2/12/2025	2/20/2025	EDISON	01/13/25-02/1125 31818 Central TC1
Bill #021225-7372	74.77	2/12/2025	2/20/2025	EDISON	01/13/25-02/11/25 24211 Clinton Keith Rd TC1
Bill #021025-2529	312.57	2/10/2025	2/20/2025	EDISON	12/10/24-02/09/25 22378 Bundy Canyon Rd

Bill #1320	4400	2/18/2025	2/27/2025	HONOR PLUMBING CO	Service - Maintenance/Repair
Bill #082317220X250213	173.99	2/13/2025	2/27/2025	DIRECT TV	02/15/25-03/11/25 Cable Services - City Hall
Bill #045-505464	310	2/12/2025	2/27/2025	TYLER TECHNOLOGIES	Tyler Eden Support
Bill #2303	450	1/5/2025	2/27/2025	DYLAN DIXON TREE SERVICES	Maintenance & Repair at the Fire Station
Bill #CD_001040662	659.01	2/22/2025	2/27/2025	RING CENTRAL	Mobile User & Additional Service Line
Bill #13468187	257.28	2/19/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/25-02/09/25 Water CFD 2013-1, Zone 2
Bill #13465258	1194.4	2/19/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/25-02/09/25 Water Zone 3 Loc 25 M1
Bill #13465259	1234.7	2/19/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/25-02/09/25 Water Zone 3 Loc 25 M2
Bill #13467025	3929.93	2/19/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/25-02/09/25 Water Zone 3 Loc 24 M1
Bill #13468346	603.47	2/19/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/10/25-02/09/25 Water Malaga Gateway Pk
Bill #13461984	268.84	2/18/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/09/25-02/08/25 Water Zone 3 Loc 7 M1
Bill #13461997	437.17	2/18/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/09/25-02/08/25 Water Heritage Pk (Autumn Oak Pl
Bill #021825-7481	2558.16	2/18/2025	2/27/2025	EDISON	08/13/24-01/10/25 CSA 103
Bill #021425-0022	123.05	2/14/2025	2/27/2025	EDISON	01/15/25-02/13/25 22628 Wildomar Trail TC1
Bill #021425-3767	16.91	2/14/2025	2/27/2025	EDISON	01/15/25-02/13/25 31160 Clinton Keith Rd LS3
Bill #021425-5249	44.65	2/14/2025	2/27/2025	EDISON	01/15/25-02/13/25 32975 Willow Bay Rd
Bill #18047550	75	2/12/2025	2/27/2025	EVERON, LLC.	Access Control Service to the doors at City Hall
Bill #WILD-01.12 - 4	43297	1/31/2025	2/27/2025	PLACEWORKS	January 2025 Contractual Svc - The Bluffs EIR
Bill #WILD-02.02 -4	12426.25	1/31/2025	2/27/2025	PLACEWORKS	January 2025 Contractual Svc - GP Update/EIR
Bill #WILD-01.0 - 4	10761.21	1/31/2025	2/27/2025	PLACEWORKS	January 2025 Contractual Svc - Project Related Fixed Fee
Bill #101798347	11319.52	2/24/2025	2/27/2025	ORACLE AMERICA, INC.	Oracle Services 1/27/25-2/21/25
Bill #WILD-01.6 - 4	5398.88	1/31/2025	2/27/2025	PLACEWORKS	January 2025 Prof. Svcs. - 27 Acre Park CIP 062-1
Bill #021825	740	2/18/2025	2/27/2025	HOLLYS DOOR REPAIR	Replace Solenoid
Bill #WILD-01.9 - 4	859.35	1/31/2025	2/27/2025	PLACEWORKS	January 2025 Prof. Svcs. - CIP 099 Acre Park
Bill #70595	4604.85	12/1/2024	2/27/2025	COMMERCIAL BUILDING MANAGEMENT, SERVICES INC	November 2024 Janitorial Service
Bill #70596	399.58	12/1/2024	2/27/2025	COMMERCIAL BUILDING MANAGEMENT, SERVICES INC	November 2024 Supplies - Marna O'Brien
Bill #79283	328	1/27/2025	2/27/2025	AMERICAN FORENSIC NURSES	Blood Draw (4) Dry Run (1)
Bill #6038018/1	1020.45	1/30/2025	2/27/2025	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #6038087/1	455.23	2/11/2025	2/27/2025	BMW MOTORCYCLES OF RIVERSIDE	Stripped Police Equipment
Bill #6037941/1	376.22	1/21/2025	2/27/2025	BMW MOTORCYCLES OF RIVERSIDE	BMW Motorcycle Maintenance - Sheriff
Bill #162320	3000	2/25/2025	2/27/2025	JOE A. GONSALVES & SON	February 2025 Prof. Contractual Legislative Advocacy Svcs
Bill #46995	160	1/23/2025	2/27/2025	BIO-TOX LABORATORIES	RC Sheriff - Lab Services
Bill #46948	370.5	1/23/2025	2/27/2025	BIO-TOX LABORATORIES	RC Sheriff - Lab Services
Bill #2852	1200	2/1/2025	2/27/2025	FORENSIC NURSES OF SOCAL, INC.	Police Dept- Domestic Violence Forensic Exam 1/31/25 Case #WI250300016
Bill #545791	625	1/15/2025	2/27/2025	AT&T	LEA TRACKING NUMBER(S)
Bill #SH0000047406	520965.37	1/28/2025	2/27/2025	RIVERSIDE COUNTY, SHERIFF'S DEPARTMENT	Contract Law Enforcement Through 11/14/24-12/11/24
Bill #38582862	214.24	2/17/2025	2/27/2025	GREAT AMERICA FINANCIAL SERVIC	Canon Color Copier Syst. 018-1765784
Bill #13456679	78.9	2/17/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/06/25-02/05/25 Water Zone 52 Loc 01
Bill #13456734	49.15	2/17/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/06/25-02/05/25 Water Zone 29 Loc 02
Bill #13457017	164.64	2/17/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/06/25-02/05/25 Water Zone 71 Loc 01

Bill #13457215	94.67	2/17/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/06/25-02/05/25 Water 32637 Gruwell- Fs 61
Bill #13457297	1169	2/17/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/06/25-02/05/25 Water 20505 Palomar St Marna O'Brien Park
Bill #13460525	2907.78	2/17/2025	2/27/2025	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	01/06/25-02/05/25 Water CFD 2013-1, Zone 10
Bill #0011712925	330.32	1/10/2025	2/27/2025	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - Order 247,248 Proposed
Bill #001171625	380.18	1/25/2025	2/27/2025	SOUTHERN CALIFORNIA NEWS, GROUP	Public Notice - Order 247,248 Proposed
Bill #WILD-01.08 - 2	701.25	12/31/2024	2/27/2025	PLACEWORKS	December 2024 Contractual Svc Clinton Keith Widening
Bill #79296	72	1/27/2025	2/27/2025	AMERICAN FORENSIC NURSES	Blood Draw (1)
Bill #79295	70	1/27/2025	2/27/2025	AMERICAN FORENSIC NURSES	Blood Draw (1)
Bill #47066	431.95	2/18/2025	2/27/2025	BIO-TOX LABORATORIES	RC Sheriff - Lab Services
Bill #47067	826.4	2/18/2025	2/27/2025	BIO-TOX LABORATORIES	RC Sheriff - Lab Services
Bill #47114	80	2/18/2025	2/27/2025	BIO-TOX LABORATORIES	RC Sheriff - Lab Services
Bill #22025	75	2/20/2025	2/27/2025	FILAR, ERIC	Planning Commission Meeting 02/19/25
Bill #20625,22025	150	2/6/2025	2/27/2025	BERNARD, BRIANNA	Planning Commission Meeting 02/05/25,02/19/25
Bill #20625,22025	150	2/6/2025	2/27/2025	NOLAN KING	Planning Commission Meeting 02/05/25,02/19/25
Bill #9000015749	515	2/12/2025	2/27/2025	OLDCASTLE INFRASTRUCTURE INC	Zone 59 - Catch Basin Insert Maintenance
Bill #22625	639	2/26/2025	2/27/2025	CALIFORNIA BUILDING STANDARDS, COMMISSION DEPARTMENT OF CONSERVATION, DIVISION OF	City Building Standard Fees 10/1/24-12/31/24
Bill #22625	1284.04	2/26/2025	2/27/2025	ADMIN SERVICE	SMIP Fees October 2024-Decemeber 2024
Bill #22725	33	2/27/2025	2/27/2025	NATIONAL NOTARY ASSOCIATION COUNTY OF RIVERSIDE PUBLIC, SAFETY	Annual Membership 2025
Bill #PE0000002196	761.94	11/7/2024	2/27/2025	ENTERPRISE COMMUNI	Monthly Radio Communication - Sheriff
Total:	**$ 1,137,887.47**				

City of Wildomar
Wire Transfer Register
2/28/2025

ACH Date	Payee	Description		Amount
2/6/2025	Golden State Escrow	Clinton Keith Widening Right of Way	$	71,330.00
2/6/2025	Golden State Escrow	Clinton Keith Widening Right of Way	$	105,775.00
2/6/2025	Big Easy Storage	Fleet Vehicle Storage	$	249.00
2/6/2025	Big Easy Storage	Fleet Vehicle Storage	$	319.00
2/6/2025	Big Easy Storage	Fleet Vehicle Storage	$	319.00
2/6/2025	Big Easy Storage	Fleet Vehicle Storage	$	319.00
2/6/2025	Big Easy Storage	Fleet Vehicle Storage	$	339.00
2/6/2025	Frontier Communications	Monthly Phone and Internet Services	$	451.72
2/13/2025	Frontier Communications	Monthly Phone and Internet Services	$	101.47
2/13/2025	Viasat, Inc.	Cemetery Phone and Internet	$	177.53
2/13/2025	Viasat, Inc.	Cemetery Phone and Internet	$	417.53
2/19/2025	Frontier Communications	Monthly Phone and Internet Services	$	159.99
2/19/2025	US Bank	Credit Card Statement Payment - Business Meals, Conference Expenses, Organizational Memberships, Special Event Supplies, Repairs & Maintenance, and Office Supplies	$	15,927.12
2/20/2025	Enterprise Fleet Management	Monthly City Vehicle Lease Payment	$	5,645.98
2/26/2025	Frontier Communications	Monthly Phone and Internet Services	$	72.27
2/26/2025	Frontier Communications	Monthly Phone and Internet Services	$	682.24
2/28/2025	Wilmington Trust	Special Tax Transfer to Trustee	$	166,400.81
	TOTAL		$	368,686.66

City of Wildomar
Payroll Warrant Register
3/1/2025

ACH Date	Payee	Description		Amount
2/13/2025	Staff Payroll	1/25/2025-2/7/2025	$	214,620.13
2/27/2025	Staff Payroll	2/8/2025-2/21/2025	$	213,810.37
2/28/2025	Council Payroll	2/1/2025-2/28/2025	$	13,093.98
		TOTAL	**$**	**441,524.48**

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.3
Meeting Date: March 12, 2025

SUBJECT: January 2025 City Treasurers Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Treasurer's Report for January 2025.

SUMMARY:
January 2025 City Treasurer's Report

DISCUSSION:
Attached is the Treasurer's Report for Cash and Investments for the month of January 2025. The City utilizes both the California State Treasurer's Local Agency Investment Fund (LAIF) and the California Asset Management Program (CAMP) for its city investments.

On October 12th, 2022, the City entered into an agreement with PFM Asset Management as an investment advisor for the City's CAMP investment pool and established an additional managed CAMP account for long-term investments. Over time, this is expected to increase the returns on the City investments above the normal CAMP pool rate.

Over this month, the City earned $160,648.80 in interest from its investment accounts.

FISCAL IMPACT:
This is only a report of balances for the City and therefore it has no fiscal impact.

ACCOUNT CODE:
100-1012
100-1011
110-1011
115-1011
120-1011
201-1011
212-1011
300-1011
301-1011
420-1011
421-1011
440-1011
461-1011

ATTACHMENTS:

January 2025 City Treasurer's Report.pdf

CITY OF WILDOMAR
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO
January 2025

CITY CASH

FUND	ACCOUNT	INSTITUTION	BEGINNING BALANCE	+ DEPOSITS	(-) WITHDRAWALS	ENDING BALANCE	RATE
All	All	WELLS FARGO	$ 5,030,487.01	$ 5,004,096.44	(2,750,796.42)	$ 7,283,787.03	4.23265%
		TOTAL	$ 5,030,487.01	$ 5,004,096.44	$ (2,750,796.42)	$ 7,283,787.03	

CITY INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	AVERAGE DAYS TO MAT.	STATED RATE
100	LOCAL AGENCY INVESTMENT FUND	$ 5,174,224.81	$ 5,174,224.81	$ 5,174,224.81	12.56%	N/A	4.366%
Various	CAMP POOL	$ 12,569,772.57	$ 12,569,772.57	$ 12,569,772.57	30.52%	N/A	4.550%
Various	CAMP MANAGED ACCOUNT	$ 23,167,456.97	$ 23,167,456.97	$ 23,441,603.14	56.92%	869	4.440%
	TOTAL	$ 40,911,454.35	$ 40,911,454.35	$ 41,185,600.52	100.00%		
CITY	TOTAL CASH AND INVESTMENTS	$ 48,195,241.38					

BREAKDOWN

FUND		ISSUER	BEGINNING BALANCE	+ PURCHASES	+ INTEREST DEPOSITED	(-) WITHDRAWALS/ SALES	ENDING BALANCE	STATED RATE
100	General	LOCAL AGENCY INVESTMENT FUNDS	$ 5,114,739.00	$ 0.00	$ 59,485.81	$ 0.00	$ 5,174,224.81	4.366%
100	General	CAMP POOL	$ 5,406,534.72	$ 0.00	$ 20,898.77	$ 0.00	$ 5,427,433.49	4.550%
115	ARPA	CAMP POOL	$ 1,321,250.45	$ 0.00	$ 5,107.26	$ 0.00	$ 1,326,357.71	4.550%
120	AA	CAMP POOL	$ 2,668,605.89	$ 0.00	$ 10,315.40	$ 0.00	$ 2,678,921.29	4.550%
461	DIF Park Imp.	CAMP POOL	$ 2,688,081.13	$ 0.00	$ 10,390.68	$ 0.00	$ 2,698,471.81	4.550%
301	Endowment	CAMP POOL	$ 436,899.45	$ 0.00	$ 1,688.82	$ 0.00	$ 438,588.27	4.550%
100	General	CAMP MANAGED ACCOUNT	$ 6,301,031.89	$ 0.00	$ 14,410.32	$ 0.00	$ 6,315,442.21	4.440%
110	Dev. Agrmnt.	CAMP MANAGED ACCOUNT	$ 2,374,602.04	$ 0.00	$ 5,407.08	$ 0.00	$ 2,380,009.12	4.440%
120	AA	CAMP MANAGED ACCOUNT	$ 6,406,710.30	$ 0.00	$ 14,630.33	$ 0.00	$ 6,421,340.63	4.440%
201	Measure A	CAMP MANAGED ACCOUNT	$ 1,191,983.21	$ 0.00	$ 2,712.21	$ 0.00	$ 1,194,695.42	4.440%
212	Waste Svcs.	CAMP MANAGED ACCOUNT	$ 1,061,996.15	$ 0.00	$ 2,424.69	$ 0.00	$ 1,064,420.84	4.440%
300	Cemetery	CAMP MANAGED ACCOUNT	$ 1,061,996.15	$ 0.00	$ 2,424.69	$ 0.00	$ 1,064,420.84	4.440%
420	Public Fac.	CAMP MANAGED ACCOUNT	$ 509,002.99	$ 0.00	$ 1,158.18	$ 0.00	$ 510,161.17	4.440%
421	Police Fac.	CAMP MANAGED ACCOUNT	$ 509,002.99	$ 0.00	$ 1,158.18	$ 0.00	$ 510,161.17	4.440%
440	DIF Roads	CAMP MANAGED ACCOUNT	$ 2,675,955.10	$ 0.00	$ 6,120.03	$ 0.00	$ 2,682,075.13	4.440%
461	DIF Park Imp.	CAMP MANAGED ACCOUNT	$ 1,022,414.08	$ 0.00	$ 2,316.35	$ 0.00	$ 1,024,730.43	4.440%
		TOTAL	$ 40,750,805.55	$ 0.00	$ 160,648.80	$ 0.00	$ 40,911,454.35	

In compliance with the California Code Section 53646, as City Treasurer for the City of Wildomar, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the City's expenditure requirements for the next six months, and that all investments are in compliance with the City's Statement of Investment Policy.

I also certify that this report reflects all Government Agency pooled investments and all of the City's Bank Balances.

Heidi Schrader — **Heidi Schrader**
City Treasurer

2/10/2025 — **Date**

SUBJECT: TUMF Reimbursement Agreement with WRCOG for the Bundy Canyon Road Widening Project (West of I-15)

SUBMITTED BY: Jason Farag, Public Works Director

PREPARED BY: Ninette Eva, Associate Engineer

ACTION:
Authorize the City Manager to execute the Transportation Uniform Mitigation Fee (TUMF) Reimbursement Agreement with the Western Riverside Council of Governments (WRCOG) for the Bundy Canyon Road Widening Project (West of I-15)

SUMMARY:
To be eligible to receive TUMF funding for the Bundy Canyon Road (West of I-15) Widening Project, the City must enter into a Reimbursement Agreement with WRCOG.

BACKGROUND:
TUMF Program
The City of Wildomar is a member agency of the Western Riverside Council of Governments (WRCOG), a joint powers agency comprised of the County of Riverside and seventeen (17) cities located in Western Riverside County. In 2002, WRCOG adopted the Transportation Uniform Mitigation Fee (TUMF) Program. The TUMF Program was created in response to the significant growth of new development in Riverside County. Faced with inadequate funding to improve the regional transportation system to accommodate new development, the member agencies of WRCOG developed TUMF as a solution.

Included within the TUMF Program is the TUMF Roadway Network, which is a system of roadways that serve inter-community trips within Western Riverside County. The TUMF Roadway Network is identified in the TUMF Nexus Study. New development creates impacts to local and regional roadways due to increased traffic. The TUMF Nexus Study identifies the future improvements that are needed on the TUMF Roadway Network to support the increased demand from new development. Costs are calculated for the future improvements and those costs form the basis for the TUMF Fee, which is a mitigation fee that new developments are required to pay to offset their impact to the TUMF Roadway Network.

WRCOG collects the TUMF fees and distributes/reimburses the funds to member agencies as each agency works on the applicable TUMF Projects.

DISCUSSION:
Included in the City's 5-Year Capital Improvement Program (CIP) and included in the TUMF

Roadway Network and Nexus Study is the widening of Bundy Canyon Rd. west of the I-15, between Mission Trail and Orange Street (Project, CIP 090). Also included in the City's CIP is the design and construction of new traffic signals at Bundy Canyon Rd./Almond St. (CIP 076) and at Bundy Canyon Rd./Orchard St. (CIP 075). This segment of Bundy Canyon Rd. is also identified as a High Priority Bicycle Project in the City's Active Transportation Plan, and the City has received grant funding to construct bike lanes and sidewalks within this segment (CIP 092). The City has also recently received additional grant funding for the bike lanes within this segment.

The City is prepared to move forward with the design of the Project, which will include widening Bundy Canyon Road from two lanes to four lanes and constructing bike lanes, sidewalks, and traffic signals. Staff is currently preparing a Request for Proposals (RFP) for the design of the Project.

For the City to be eligible to receive TUMF funds/reimbursements from WRCOG for work done this Project, the City must first request that WRCOG budget the funds in their Transportation Improvement Program (TIP) and then enter into a TUMF Reimbursement Agreement with WRCOG for the amount budgeted in the TIP. Funds for the Project are already budgeted in the TIP. A Reimbursement Agreement has been prepared and has been reviewed and approved by WRCOG staff. A copy of the proposed Reimbursement Agreement is included as Attachment A. The Reimbursement Agreement identifies a total of $1,550,000 in TUMF that is eligible for reimbursement. Additional TUMF funding can be added to the agreement in the future, as the Project progresses and as needed, up to the maximum identified for this Project in the TUMF Nexus Study.

Staff recommends that the City Council authorize the City Manager to execute the TUMF Reimbursement Agreement with WRCOG for the Bundy Canyon Rd. (West of I-15) Widening Project.

FISCAL IMPACT:
Once the Reimbursement Agreement is in place, the City will be eligible to submit invoices for reimbursement of staff time spent on the administration of the Project as well as consultant costs related to the planning, design, management and inspection of the Projects.

There is no impact to the General Fund.

ACCOUNT CODE:
Project: CIP No. 090
Fund Account: 503-4500

ENVIRONMENTAL ANALYSIS:
As part of the Project design, the City will evaluate the Project's environmental impacts in conformance with the California Environmental Quality Act (CEQA). A CEQA determination will then be made and brought forward to the City Council for approval, as necessary.

ATTACHMENTS:
WRCOG - Reimbursement Agreement - CIP 090

TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM
AGREEMENT TO REIMBURSE TUMF FUNDS
BUNDY CANYON RD. WIDENING (WEST OF I-15) ALL PHASES

THIS REIMBURSEMENT AGREEMENT ("Agreement") is entered into as of this _____day of _____, 20__, by and between the Western Riverside Council of Governments ("WRCOG"), a California joint powers authority and **City of Wildomar**, a California municipal corporation ("AGENCY"). WRCOG and AGENCY are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

A. WRCOG is the Administrator of the Transportation Uniform Mitigation Fee Program of Western Riverside County ("TUMF Program").

B. WRCOG has identified and designated certain transportation improvement projects throughout Western Riverside County as projects of regional importance ("Qualifying Projects" or "Projects"). The Qualifying Projects are more specifically described in that certain WRCOG study titled "TUMF Nexus Study", as may be amended from time to time. Qualifying Projects can have Regional or Zonal significance as further described in the TUMF Nexus Study.

C. The TUMF Program is funded by TUMF fees paid by new development in Western Riverside County (collectively, "TUMF Program Funds"). TUMF Program Funds are held in trust by WRCOG for the purpose of funding the Qualifying Projects.

D. The AGENCY proposes to implement a Qualifying Project, and it is the purpose of this Agreement to identify the project and to set forth the terms and conditions by which WRCOG will release TUMF Program Funds.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and subject to the conditions contained herein, the Parties hereby agree as follows:

1. Description of the Qualifying Project. This Agreement is intended to distribute TUMF Program Funds to the AGENCY for the **Bundy Canyon Rd. Widening (west of I-15)**, (the "Project"), a Qualifying Project. The Work, including a timetable and a detailed scope of work, is more fully described in Exhibit "A" attached hereto and incorporated herein by reference and, pursuant to Section 20 below, is subject to modification if requested by the AGENCY and approved by WRCOG. The work shall be consistent with one or more of the defined WRCOG Call for Projects phases detailed herein as follows:

1) PA&ED – Project Approvals & Environmental Document
2) PS&E – Plans, Specifications and Estimates
3) R/W – Right of Way Acquisition and Utility Relocation
4) CON – Construction

2. WRCOG Funding Amount. WRCOG hereby agrees to distribute to AGENCY, on the terms and conditions set forth herein, a sum not to exceed **One Million Five Hundred Fifty Thousand and 00/100 Dollars ($1,550,000.00),** to be used for reimbursing the AGENCY for eligible Project expenses as described in Section 3 herein ("Funding Amount"). The Parties acknowledge and agree that the Funding Amount may be less than the actual cost of the Project. Nevertheless, the Parties acknowledge and agree that WRCOG shall not be obligated to contribute TUMF Program Funds in excess of the maximum TUMF share identified in the TUMF Nexus Study ("Maximum TUMF Share"), as may be amended from time to time.

3. Project Costs Eligible for Advance/Reimbursement. The total Project costs ("Total Project Cost") may include the following items, provided that such items are included in the scope of work attached hereto as Exhibit "A" ("Scope of Work"): (1) AGENCY and/or consultant costs associated with direct Project coordination and support; (2) funds expended in preparation of preliminary engineering studies; (3) funds expended for preparation of environmental review documentation for the Project; (4) all costs associated with right-of-way acquisition, including right-of-way engineering, appraisal, acquisition, legal costs for condemnation procedures if authorized by the AGENCY, and costs of reviewing appraisals and offers for property acquisition; (5) costs reasonably incurred if condemnation proceeds; (6) costs incurred in the preparation of plans, specifications, and estimates by AGENCY or consultants; (7) AGENCY costs associated with bidding, advertising and awarding of the Project contracts; (8) construction costs, including change orders to construction contract approved by the AGENCY; (9) construction management, field inspection and material testing costs; and (10) any AGENCY administrative cost to deliver the Project.

4. Ineligible Project Costs. The Total Project Cost shall not include the following items which shall be borne solely by the AGENCY without reimbursement: (1) any AGENCY administrative fees attributed to the reviewing and processing of the Project; and (2) expenses for items of work not included within the Scope of Work in Exhibit "A".

5. Procedures for Distribution of TUMF Program Funds to AGENCY.

(a) Initial Payment by the AGENCY. The AGENCY shall be responsible for initial payment of all the Project costs as they are incurred. Following payment of such Project costs, the AGENCY shall submit invoices to WRCOG requesting reimbursement of eligible Project costs. Each invoice shall be accompanied by detailed contractor invoices, or other demands for payment addressed to the AGENCY, and documents evidencing the AGENCY's payment of the invoices or demands for payment. Documents evidencing the AGENCY'S payment of the invoices shall be retained for four (4) years and shall be made available for review by WRCOG. The AGENCY shall submit invoices not more often than monthly and not less often than quarterly.

(b) Review and Reimbursement by WRCOG. Upon receipt of an invoice from the AGENCY, WRCOG may request additional documentation or explanation of the Project costs for which reimbursement is sought. Undisputed amounts shall be paid by WRCOG to the AGENCY within thirty (30) days. In the event that WRCOG disputes the eligibility of the AGENCY for reimbursement of all or a portion of an invoiced amount, the Parties shall meet and confer in an attempt to resolve the dispute. If the meet and confer process is unsuccessful in

resolving the dispute, the AGENCY may appeal WRCOG's decision as to the eligibility of one or more invoices to WRCOG's Executive Director. The WRCOG Executive Director shall provide his/her decision in writing. If the AGENCY disagrees with the Executive Director's decision, the AGENCY may appeal the decision of the Executive Director to the full WRCOG Executive Committee, provided the AGENCY submits its request for appeal to WRCOG within ten (10) days of the Executive Director's written decision. The decision of the WRCOG Executive Committee shall be final. Additional details concerning the procedure for the AGENCY's submittal of invoices to WRCOG and WRCOG's consideration and payment of submitted invoices are set forth in Exhibit "B", attached hereto and incorporated herein by reference.

(c) Funding Amount/Adjustment. If a post Project audit or review indicates that WRCOG has provided reimbursement to the AGENCY in an amount in excess of the Maximum TUMF Share of the Project, or has provided reimbursement of ineligible Project costs, the AGENCY shall reimburse WRCOG for the excess or ineligible payments within 30 days of notification by WRCOG.

6. Increases in Project Funding. The Funding Amount may, in WRCOG's sole discretion, be augmented with additional TUMF Program Funds if the TUMF Nexus Study is amended to increase the maximum eligible TUMF share for the Project. Any such increase in the Funding Amount must be approved in writing by WRCOG's Executive Director. In no case shall the amount of TUMF Program Funds allocated to the AGENCY exceed the then-current maximum eligible TUMF share for the Project. No such increased funding shall be expended to pay for any Project already completed. For purposes of this Agreement, the Project or any portion thereof shall be deemed complete upon its acceptance by WRCOG's Executive Director which shall be communicated to the AGENCY in writing.

7. No Funding for Temporary Improvements. Only segments or components of the construction that are intended to form part of or be integrated into the Project may be funded by TUMF Program Funds. No improvement which is temporary in nature, including but not limited to temporary roads, curbs, tapers or drainage facilities, shall be funded with TUMF Program Funds, except as needed for staged construction of the Project.

8. AGENCY's Funding Obligation to Complete the Project. In the event that the TUMF Program Funds allocated to the Project represent less than the total cost of the Project, the AGENCY shall provide such additional funds as may be required to complete the Project.

9. AGENCY's Obligation to Repay TUMF Program Funds to WRCOG; Exception For PA&ED Phase Work. Except as otherwise expressly excepted within this paragraph, in the event that: (i) the AGENCY, for any reason, determines not to proceed with or complete the Project; or (ii) the Project is not timely completed, subject to any extension of time granted by WRCOG pursuant to the terms of this Agreement; the AGENCY agrees that any TUMF Program Funds that were distributed to the AGENCY for the Project shall be repaid in full to WRCOG, and the Parties shall enter into good faith negotiations to establish a reasonable repayment schedule and repayment mechanism. If the Project involves work pursuant to a PA&ED phase, AGENCY shall not be obligated to repay TUMF Program Funds to WRCOG relating solely to PA&ED phase work performed for the Project.

10. AGENCY's Local Match Contribution. "AGENCY local match funding is not required, as shown in Exhibit "A" and as called out in the AGENCY's Project Nomination Form submitted to WRCOG in response to its Call for Projects."

11. Term/Notice of Completion. The term of this Agreement shall be from the date first herein above written until the earlier of the following: (i) the date WRCOG formally accepts the Project as complete, pursuant to Section 6; (ii) termination of this Agreement pursuant to Section 15; or (iii) the AGENCY has fully satisfied its obligations under this Agreement. All applicable indemnification provisions of this Agreement shall remain in effect following the termination of this Agreement.

12. Representatives of the Parties. WRCOG's Executive Director, or his or her designee, shall serve as WRCOG's representative and shall have the authority to act on behalf of WRCOG for all purposes under this Agreement. The AGENCY hereby designates **Daniel York**, **City Manager**, or his or her designee, as the AGENCY's representative to WRCOG. The AGENCY's representative shall have the authority to act on behalf of the AGENCY for all purposes under this Agreement and shall coordinate all activities of the Project under the AGENCY's responsibility. The AGENCY shall work closely and cooperate fully with WRCOG's representative and any other agencies which may have jurisdiction over or an interest in the Project.

13. Expenditure of Funds by AGENCY Prior to Execution of Agreement. Nothing in this Agreement shall be construed to prevent or preclude the AGENCY from expending funds on the Project prior to the execution of the Agreement, or from being reimbursed by WRCOG for such expenditures. However, the AGENCY understands and acknowledges that any expenditure of funds on the Project prior to the execution of the Agreement is made at the AGENCY's sole risk, and that some expenditures by the AGENCY may not be eligible for reimbursement under this Agreement.

14. Review of Services. The AGENCY shall allow WRCOG's Representative to inspect or review the progress of the Project at any reasonable time in order to determine whether the terms of this Agreement are being met.

15. Termination.

(a) Notice. Either WRCOG or AGENCY may, by written notice to the other party, terminate this Agreement, in whole or in part, in response to a material breach hereof by the other Party, by giving written notice to the other party of such termination and specifying the effective date thereof. The written notice shall provide a 30 day period to cure any alleged breach. During the 30 day cure period, the Parties shall discuss, in good faith, the manner in which the breach can be cured.

(b) Effect of Termination. In the event that the AGENCY terminates this Agreement, the AGENCY shall, within 180 days, repay to WRCOG any unexpended TUMF Program Funds provided to the AGENCY under this Agreement and shall complete any portion or segment of work for the Project for which TUMF Program Funds have been provided. In the

event that WRCOG terminates this Agreement, WRCOG shall, within 90 days, distribute to the AGENCY TUMF Program Funds in an amount equal to the aggregate total of all unpaid invoices which have been received from the AGENCY regarding the Project at the time of the notice of termination; provided, however, that WRCOG shall be entitled to exercise its rights under Section 5(b), including but not limited to conducting a review of the invoices and requesting additional information. Upon such termination, the AGENCY shall, within 180 days, complete any portion or segment of work for the Project for which TUMF Program Funds have been provided. This Agreement shall terminate upon receipt by the non-terminating Party of the amounts due to it hereunder and upon completion of the segment or portion of Project work for which TUMF Program Funds have been provided.

(c) Cumulative Remedies. The rights and remedies of the Parties provided in this Section are in addition to any other rights and remedies provided by law or under this Agreement.

16. Prevailing Wages. The AGENCY and any other person or entity hired to perform services on the Project are alerted to the requirements of California Labor Code Sections 1770 et seq., which would require the payment of prevailing wages were the services or any portion thereof determined to be a public work, as defined therein. The AGENCY shall ensure compliance with these prevailing wage requirements by any person or entity hired to perform the Project. The AGENCY shall defend, indemnify, and hold harmless WRCOG, its officers, employees, consultants, and agents from any claim or liability, including without limitation attorneys, fees, arising from its failure or alleged failure to comply with California Labor Code Sections 1770 et seq.

17. Progress Reports. WRCOG may request the AGENCY to provide WRCOG with progress reports concerning the status of the Project.

18. Indemnification.

(a) AGENCY Responsibilities. In addition to the indemnification required under Section 16, the AGENCY agrees to indemnify and hold harmless WRCOG, its officers, agents, consultants, and employees from any and all claims, demands, costs or liability arising from or connected with all activities governed by this Agreement including all design and construction activities, due to negligent acts, errors or omissions or willful misconduct of the AGENCY or its subcontractors. The AGENCY will reimburse WRCOG for any expenditures, including reasonable attorneys' fees, incurred by WRCOG, in defending against claims ultimately determined to be due to negligent acts, errors or omissions or willful misconduct of the AGENCY.

(b) WRCOG Responsibilities. WRCOG agrees to indemnify and hold harmless the AGENCY, its officers, agents, consultants, and employees from any and all claims, demands, costs or liability arising from or connected with all activities governed by this Agreement including all design and construction activities, due to negligent acts, errors or omissions or willful misconduct of WRCOG or its sub-consultants. WRCOG will reimburse the AGENCY for any expenditures, including reasonable attorneys' fees, incurred by the AGENCY,

in defending against claims ultimately determined to be due to negligent acts, errors or omissions or willful misconduct of WRCOG.

(c) Effect of Acceptance. The AGENCY shall be responsible for the professional quality, technical accuracy and the coordination of any services provided to complete the Project. WRCOG's review, acceptance or funding of any services performed by the AGENCY or any other person or entity under this Agreement shall not be construed to operate as a waiver of any rights WRCOG may hold under this Agreement or of any cause of action arising out of this Agreement. Further, the AGENCY shall be and remain liable to WRCOG, in accordance with applicable law, for all damages to WRCOG caused by the AGENCY's negligent performance of this Agreement or supervision of any services provided to complete the Project.

19. Insurance. The AGENCY shall require, at a minimum, all persons or entities hired to perform the Project to obtain, and require their subcontractors to obtain, insurance of the types and in the amounts described below and satisfactory to the AGENCY and WRCOG. Such insurance shall be maintained throughout the term of this Agreement, or until completion of the Project, whichever occurs last.

(a) Commercial General Liability Insurance. Occurrence version commercial general liability insurance or equivalent form with a combined single limit of not less than $1,000,000.00 per occurrence. If such insurance contains a general aggregate limit, it shall apply separately to the Project or be no less than two times the occurrence limit. Such insurance shall:

(i) Name WRCOG and AGENCY, and their respective officials, officers, employees, agents, and consultants as insured with respect to performance of the services on the Project and shall contain no special limitations on the scope of coverage or the protection afforded to these insured;

(ii) Be primary with respect to any insurance or self-insurance programs covering WRCOG and AGENCY, and/or their respective officials, officers, employees, agents, and consultants; and

(iii) Contain standard separation of insured provisions.

(b) Business Automobile Liability Insurance. Business automobile liability insurance or equivalent form with a combined single limit of not less than $1,000,000.00 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.

(c) Professional Liability Insurance. Errors and omissions liability insurance with a limit of not less than $1,000,000.00 Professional liability insurance shall only be required of design or engineering professionals.

(d) Workers' Compensation Insurance. Workers' compensation insurance with statutory limits and employers' liability insurance with limits of not less than $1,000,000.00 each accident.

20. Project Amendments. Changes to the characteristics of the Project, including the deadline for Project completion, and any responsibilities of the AGENCY or WRCOG may be requested in writing by the AGENCY and are subject to the approval of WRCOG's Representative, which approval will not be unreasonably withheld, provided that extensions of time for completion of the Project shall be approved in the sole discretion of WRCOG's Representative. Nothing in this Agreement shall be construed to require or allow completion of the Project without full compliance with the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.;* "CEQA") and the National Environmental Policy Act of 1969 (42 USC 4231 *et seq.*), if applicable, but the necessity of compliance with CEQA and/or NEPA shall not justify, excuse, or permit a delay in completion of the Project.

21. Conflict of Interest. For the term of this Agreement, no member, officer or employee of the AGENCY or WRCOG, during the term of his or her service with the AGENCY or WRCOG, as the case may be, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

22. Limited Scope of Duties. WRCOG's and the AGENCY's duties and obligations under this Agreement are limited to those described herein. WRCOG has no obligation with respect to the safety of any Project performed at a job site. In addition, WRCOG shall not be liable for any action of AGENCY or its contractors relating to the condemnation of property undertaken by AGENCY or construction related to the Project.

23. Books and Records. Each party shall maintain complete, accurate, and clearly identifiable records with respect to costs incurred for the Project under this Agreement. They shall make available for examination by the other party, its authorized agents, officers or employees any and all ledgers and books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or related to the expenditures and disbursements charged to the other party pursuant to this Agreement. Further, each party shall furnish to the other party, its agents or employees such other evidence or information as they may require with respect to any such expense or disbursement charged by them. All such information shall be retained by the Parties for at least four (4) years following termination of this Agreement, and they shall have access to such information during the four-year period for the purposes of examination or audit.

24. Equal Opportunity Employment. The Parties represent that they are equal opportunity employers and they shall not discriminate against any employee or applicant of reemployment because of race, religion, color, national origin, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

25. Governing Law. This Agreement shall be governed by and construed with the laws of the State of California.

26. Attorneys' Fees. If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit.

27. Time of Essence. Time is of the essence for each and every provision of this Agreement.

28. Headings. Article and Section Headings, paragraph captions or marginal headings contained in this Agreement are for convenience only and shall have no effect in the construction or interpretation of any provision herein.

29. Public Acknowledgement. The AGENCY agrees that all public notices, news releases, information signs and other forms of communication shall indicate that the Project is being cooperatively funded by the AGENCY and WRCOG TUMF Program Funds.

30. No Joint Venture. This Agreement is for funding purposes only and nothing herein shall be construed to make WRCOG a party to the construction of the Project or to make it a partner or joint venture with the AGENCY for such purpose.

31. Compliance With the Law. The AGENCY shall comply with all applicable laws, rules and regulations governing the implementation of the Qualifying Project, including, where applicable, the rules and regulations pertaining to the participation of businesses owned or controlled by minorities and women promulgated by the Federal Highway Administration and the Federal Department of Transportation.

32. Notices. All notices hereunder and communications regarding interpretation of the terms of this Agreement or changes thereto shall be provided by the mailing thereof by registered or certified mail, return receipt requested, postage prepaid and addressed as follows:

If to AGENCY:
City of Wildomar
23873 Clinton Keith Road, Suite 110
Wildomar, CA 92595
Attention: Daniel York, City Manager/City Engineer
Telephone: (951) 677-7751
Facsimile: (951) 698-1463

If to WRCOG:
Western Riverside Council of Governments
3390 University Avenue; Suite 200
Riverside, California 92501
Attention: Christopher Gray, Deputy Executive Director
Telephone: (951) 405-6710
Facsimile: (951) 223-9720

Any notice so given shall be considered served on the other party three (3) days after deposit in the U.S. mail, first class postage prepaid, return receipt requested, and addressed to the

party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred regardless of the method of service.

33. Integration; Amendment. This Agreement contains the entire agreement between the PARTIES. Any agreement or representation respecting matters addressed herein that are not expressly set forth in this Agreement is null and void. This Agreement may be amended only by mutual written agreement of the PARTIES.

34. Severability. If any term, provision, condition or covenant of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall not be affected thereby.

35. Conflicting Provisions. In the event that provisions of any attached appendices or exhibits conflict in any way with the provisions set forth in this Agreement, the language, terms and conditions contained in this Agreement shall control the actions and obligations of the Parties and the interpretation of the Parties' understanding concerning the Agreement.

36. Independent Contractors. Any person or entities retained by the AGENCY or any contractor shall be retained on an independent contractor basis and shall not be employees of WRCOG. Any personnel performing services on the Project shall at all times be under the exclusive direction and control of the AGENCY or contractor, whichever is applicable. The AGENCY or contractor shall pay all wages, salaries and other amounts due such personnel in connection with their performance of services on the Project and as required by law. The AGENCY or consultant shall be responsible for all reports and obligations respecting such personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance and workers' compensation insurance.

37. Effective Date. This Agreement shall not be effective until executed by both Parties. The failure of one party to execute this Agreement within forty-five (45) days of the other party executing this Agreement shall render any execution of this Agreement ineffective.

38. No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives to be effective on the day and year first above-written.

WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

By:_____ Date:_____
Dr. Kurt Wilson
Executive Director

Approved to Form:

By:_____ Date:_____
Steven C. DeBaun
General Counsel

CITY OF WILDOMAR

By: _____ Date:_____
Daniel A. York
City Manager

Attest:

By:_____ Date:_____
Janet Morales, CMC
City Clerk

Approved to Form:

By:_____ Date:_____
Tom Jex
City Attorney

EXHIBIT "A"

SCOPE OF WORK

SCOPE OF WORK: This project proposes widening Bundy Canyon Road west of the I-15 from Mission Trail to Orange Street (Project). The Project will widen the road from two lanes to four lanes, and will construct bike lanes, sidewalks, and traffic signals. This segment of Bundy Canyon Road is a high priority bicycle project in the Wildomar Active Transportation Plan and is a direct route to Elsinore High School making it an important project for the community.

EXHIBIT "A-1"

ESTIMATE OF COST

Phase	TUMF	LOCAL	TOTAL
PA&ED	$250,000.00		
PS&E	$200,000.00		
RIGHT OF WAY	$350,000.00		
CONSTRUCTION	$750,000.00		
TOTAL	$1,550,000.00		

EXHIBIT "A-2"

PROJECT SCHEDULE

TIMETABLE:

Phase	Estimated Completion Date	Estimated Cost	Comments
PA&ED	FY 25/26	$110,000	
PS&E	FY 26/27	$500,000	
RIGHT OF WAY	FY 26/27	$400,000	
CONSTRUCTION	FY 27/28	$6,410,000	
TOTAL		$7,420,000	

Elements of Compensation

EXHIBIT "B"

PROCEDURES FOR SUBMITTAL, CONSIDERATION AND PAYMENT OF INVOICES

1. For professional services, WRCOG recommends that the AGENCY incorporate this Exhibit "B-1" into its contracts with any subcontractors to establish a standard method for preparation of invoices by contractors to the AGENCY and ultimately to WRCOG for reimbursement of AGENCY contractor costs.

2. Each month the AGENCY shall submit an invoice for eligible Project costs incurred during the preceding month. The original invoice shall be submitted to WRCOG's Executive Director with a copy to WRCOG's Project Coordinator. Each invoice shall be accompanied by a cover letter in a format substantially similar to that of Exhibit "B-2".

3. For jurisdictions with large construction projects (with the total construction cost exceeding $10 million) under construction at the same time, may with the approval of WRCOG submit invoices to WRCOG for payment at the same time they are received by the jurisdiction. WRCOG must receive the invoice by the 5th day of the month in order to process the invoice within 30 days. WRCOG will retain 10% of the invoice until all costs have been verified as eligible and will release the balance at regular intervals not more than quarterly and not less than semi-annually. If there is a discrepancy or ineligible costs that exceed 10% of the previous invoice WRCOG will deduct that amount from the next payment.

4. Each invoice shall include documentation from each contractor used by the AGENCY for the Project, listing labor costs, subcontractor costs, and other expenses. Each invoice shall also include a monthly progress report and spreadsheets showing the hours or amounts expended by each contractor or subcontractor for the month and for the entire Project to date. Samples of acceptable task level documentation and progress reports are attached as Exhibits "B-4" and "B-5". All documentation from the Agency's contractors should be accompanied by a cover letter in a format substantially similar to that of Exhibit "B-3".

5. If the AGENCY is seeking reimbursement for direct expenses incurred by AGENCY staff for eligible Project costs, the AGENCY shall provide the same level of information for its labor and any expenses as required of its contractors pursuant to Exhibit "B" and its attachments.

6. Charges for each task and milestone listed in Exhibit "A" shall be listed separately in the invoice.

7. Each invoice shall include a certification signed by the AGENCY Representative or his or her designee which reads as follows:

"I hereby certify that the hours and salary rates submitted for reimbursement in this invoice are the actual hours and rates worked and paid to the contractors or subcontractors listed.

Signed _____

Title _____

Date _____

Invoice No. _____

8. WRCOG will pay the AGENCY within 30 days after receipt by WRCOG of an invoice. If WRCOG disputes any portion of an invoice, payment for that portion will be withheld, without interest, pending resolution of the dispute, but the uncontested balance will be paid.

9. The final payment under this Agreement will be made only after: (I) the AGENCY has obtained a Release and Certificate of Final Payment from each contractor or subcontractor used on the Project; (ii) the AGENCY has executed a Release and Certificate of Final Payment; and (iii) the AGENCY has provided copies of each such Release to WRCOG.

EXHIBIT "B-1"
[Sample for Professional Services]

For the satisfactory performance and completion of the Services under this Agreement, Agency will pay the Contractor compensation as set forth herein. The total compensation for this service shall not exceed (_____INSERT WRITTEN DOLLAR AMOUNT___) ($___INSERT NUMERICAL DOLLAR AMOUNT___) without written approval of Agency's City Manager [or applicable position] ("Total Compensation").

1. ELEMENTS OF COMPENSATION.

Compensation for the Services will be comprised of the following elements: 1.1 Direct Labor Costs; 1.2 Fixed Fee; and 1.3 Additional Direct Costs.

1.1 DIRECT LABOR COSTS.

Direct Labor costs shall be paid in an amount equal to the product of the Direct Salary Costs and the Multiplier which are defined as follows:

1.1.1 DIRECT SALARY COSTS

Direct Salary Costs are the base salaries and wages actually paid to the Contractor's personnel directly engaged in performance of the Services under the Agreement. (The range of hourly rates paid to the Contractor's personnel appears in Section 2 below.)

1.1.2 MULTIPLIER

The Multiplier to be applied to the Direct Salary Costs to determine the Direct Labor Costs is _____, and is the sum of the following components:

1.1.2.1 Direct Salary Costs _____

1.1.2.2 Payroll Additives _____

The Decimal Ratio of Payroll Additives to Direct Salary Costs. Payroll Additives include all employee benefits, allowances for vacation, sick leave, and holidays, and company portion of employee insurance and social and retirement benefits, all federal and state payroll taxes, premiums for insurance which are measured by payroll costs, and other contributions and benefits imposed by applicable laws and regulations.

1.1.2.3 Overhead Costs _____

The Decimal Ratio of Allowable Overhead Costs to the Contractor Firm's Total Direct Salary Costs. Allowable Overhead Costs include general, administrative and overhead costs of maintaining and operating established offices, and consistent with established firm policies, and as defined in the Federal Acquisitions Regulations, Part 31.2.

Total Multiplier _____
(sum of 1.1.2.1, 1.1.2.2, and 1.1.2.3)

1.2 FIXED FEE.

1.2.1 The fixed fee is $_____.

1.2.2 A pro-rata share of the Fixed Fee shall be applied to the total Direct Labor Costs expended for services each month, and shall be included on each monthly invoice.

1.3 ADDITIONAL DIRECT COSTS.

Additional Direct Costs directly identifiable to the performance of the services of this Agreement shall be reimbursed at the rates below, or at actual invoiced cost.

Rates for identified Additional Direct Costs are as follows:

ITEM	REIMBURSEMENT RATE
	[___insert charges___]
Per Diem	$ /day
Car mileage	$ /mile
Travel	$ /trip
Computer Charges	$ /hour
Photocopies	$ /copy
Blueline	$ /sheet
LD Telephone	$ /call
Fax	$ /sheet
Photographs	$ /sheet

Travel by air and travel in excess of 100 miles from the Contractor's office nearest to Agency's office must have Agency's prior written approval to be reimbursed under this Agreement.

2. DIRECT SALARY RATES

Direct Salary Rates, which are the range of hourly rates to be used in determining Direct Salary Costs in Section 1.1.1 above, are given below and are subject to the following:

2.1 Direct Salary Rates shall be applicable to both straight time and overtime work, unless payment of a premium for overtime work is required by law, regulation or craft agreement, or is otherwise specified in this Agreement. In such event, the premium portion of Direct Salary Costs will not be subject to the Multiplier defined in Paragraph 1.1.2 above.

2.2 Direct Salary Rates shown herein are in effect for one year following the effective date of the Agreement. Thereafter, they may be adjusted annually to reflect the Contractor's adjustments to individual compensation. The Contractor shall notify Agency in writing prior to a change in the range of rates included herein, and prior to each subsequent change.

POSITION OR CLASSIFICATION	RANGE OF HOURLY RATES
[___sample___]	
Principal	$ .00 - $ .00/hour
Project Manager	$ .00 - $ .00/hour
Sr. Engineer/Planner	$ .00 - $ .00/hour
Project Engineer/Planner	$ .00 - $ .00/hour
Assoc. Engineer/Planner	$ .00 - $ .00/hour
Technician	$ .00 - $ .00/hour
Drafter/CADD Operator	$ .00 - $ .00/hour
Word Processor	$ .00 - $ .00/hour

2.3 The above rates are for the Contractor only. All rates for subcontractors to the Contractor will be in accordance with the Contractor's cost proposal.

3. INVOICING.

3.1 Each month the Contractor shall submit an invoice for Services performed during the preceding month. The original invoice shall be submitted to Agency's Executive Director with two (2) copies to Agency's Project Coordinator.

3.2 Charges shall be billed in accordance with the terms and rates included herein, unless otherwise agreed in writing by Agency's Representative.

3.3 Base Work and Extra Work shall be charged separately, and the charges for each task and Milestone listed in the Scope of Services, shall be listed separately. The charges for each individual assigned by the Contractor under this Agreement shall be listed separately on an attachment to the invoice.

3.4 A charge of $500 or more for any one item of Additional Direct Costs shall be accompanied by substantiating documentation satisfactory to Agency such as invoices, telephone logs, etc.

3.5 Each copy of each invoice shall be accompanied by a Monthly Progress Report and spreadsheets showing hours expended by task for each month and total project to date.

3.6 If applicable, each invoice shall indicate payments to DBE subcontractors or supplies by dollar amount and as a percentage of the total invoice.

3.7 Each invoice shall include a certification signed by the Contractor's Representative or an officer of the firm which reads as follows:

I hereby certify that the hours and salary rates charged in this invoice are the actual hours and rates worked and paid to the employees listed.

Signed _____

Title _____

Date _____

Invoice No. _____

4. PAYMENT

4.1 Agency shall pay the Contractor within four to six weeks after receipt by Agency of an original invoice. Should Agency contest any portion of an invoice, that portion shall be held for resolution, without interest, but the uncontested balance shall be paid.

4.2 The final payment for Services under this Agreement will be made only after the Contractor has executed a Release and Certificate of Final Payment.

EXHIBIT B-2
Sample Cover Letter to WRCOG

Date
Western Riverside Council of Governments
3390 University Avenue; Suite 450
Riverside, California 92501
Attention: Deputy Executive Director
ATTN: Accounts Payable

Re: Project Title - Invoice #__

Enclosed for your review and payment approval is the AGENCY's invoice for professional and technical services that was rendered by our contractors in connection with the 2002 Measure "A" Local Streets and Roads Funding per Agreement No. _____ effective __(Month/Day/Year)__. The required support documentation received from each contractor is included as backup to the invoice.

Invoice period covered is from __Month/Date/Year__ to __Month/Date/Year__.

Total Authorized Agreement Amount:	$0,000,000.00
Total Invoiced to Date:	$0,000,000.00
Total Previously Invoiced:	$0,000,000.00
Balance Remaining:	$0,000,000.00
Amount due this Invoice:	**$0,000,000.00**
	==========

I certify that the hours and salary rates charged in this invoice are the actual hours and rates worked and paid to the contractors listed.

By: _____
Name
Title

cc:

EXHIBIT B-3
Sample Letter from Contractor to AGENCY

Month/Date/Year

Western Riverside Council of Governments
3390 University Avenue; Suite 200
Riverside, California 92501
Attention: Deputy Executive Director
Attn: Accounts Payable Invoice #_____

For **[type of services]** rendered by **[contractor name]** in connection with **[name of project]** This is per agreement No. XX-XX-XXX effective __Month/Date/Year__.

Invoice period covered is from __Month/Date/Year__ to __Month/Date/Year__.

Total Base Contract Amount:	$000,000.00
Authorized Extra Work (if Applicable)	$000,000.00

TOTAL AUTHORIZED CONTRACT AMOUNT:	$000,000.00
Total Invoice to Date:	$000,000.00
Total Previously Billed:	$000,000.00
Balance Remaining:	$000,000.00
Amount Due this Invoice:	$000,000.00
	==========

I certify that the hours and salary rates charged in this invoice are the actual hours and rates worked and paid to the employees listed,

By: _____
Name
Title

EXHIBIT B-4
SAMPLE TASK SUMMARY SCHEDULE
(OPTIONAL)

EXHIBIT B-5
Sample Progress Report

REPORTING PERIOD: Month/Date/Year to Month/Date/Year
PROGRESS REPORT: #1

A. Activities and Work Completed during Current Work Periods

TASK 01 – 100% PS&E SUBMITTAL
1. Responded to Segment 1 comments from Department of Transportation
2. Completed and submitted Segment 1 final PS&E

B. Current/Potential Problems Encountered & Corrective Action

Problems	Corrective Action
None	None

C. Work Planned Next Period

TASK 01 – 100% PS&E SUBMITTAL
1. Completing and to submit Traffic Signal and Electrical Design plans
2. Responding to review comments

SUBJECT: 2024 General Plan/Housing Element HCD Annual Progress Report:

SUBMITTED BY: Matthew Bassi, CD Director

PREPARED BY: Abdu Lachgar, Senior Planner

ACTION:
Receive and file this report and direct the Community Development Director to submit the 2024 Annual Progress Report to the Department of Housing and Community Development (HCD) by the April 1, 2025 deadline.

BACKGROUND:
The 2021/2029 Housing Element is intended to identify and establish City policies with respect to meeting the housing needs of existing and future residents in the city. It establishes policies that will guide City decision -making and sets forth an action plan to implement its housing goals. The commitments are in furtherance of the statewide housing goal of early attainment of decent housing and a suitable living environment for every California family, as well as a reflection of the concerns unique to the City of Wildomar.

The primary purpose is to identify housing solutions that solve our local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. The Housing Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

To this end, the City Council on October 13, 2021 adopted the 2021/2029 Housing Element (6th Cycle document). The element was subsequently certified by state department of Housing and Community Development (HCD) on December January 10, 2022. A copy of the certified 2021/2029 Housing Element is on the City's website, and a copy is provided for reference in Attachment B.

In accordance with Government Code Section 65400, the City is required to submit on April 1 of each year an annual progress of the City's efforts in addressing our RHNA allocation as delineated in the Housing Element. This year will be the 4th year reporting period under the 2021/2029 Housing Element known as the 6th Cycle Housing Element period.

The reporting spreadsheets are much different than in years past due to the passage of SB 35 and AB 879 by the state legislature as part of the 2017 California Housing Law Package. As a point of clarification, the RHNA allocation numbers are applicable to all income categories, and not just the extremely low & very low categories. The City is required to plan for housing across all income categories, and every residential unit built in the City counts towards our

RHNA allocation. However, the City is not mandated to ensure that all of its RHNA units are actually built. The City is only required to demonstrate to HCD that adequate sites are properly zoned to accommodate affordable housing.

DISCUSSION:
Since adoption of the 2021/2029 Housing Element (6th Cycle) by the City Council, the Planning Department has prepared and submitted to HCD the required annual reports. The 2024 progress report represents the 4th of 8 annual reports submitted for this 6th Cycle housing period. Please refer to Attachment A for details. In regard to the City's RHNA allocation, Table HNA-20 of the 2021/2029 Housing Element (Page HNA-71) outlines what the fair share RHNA allocation is for the 2021/2029 housing planning period. The total RHNA allocation established for Wildomar is 2,715 units which are divided among the four (4) HCD required income categories (i.e., very low (includes very low), low, moderate, and above moderate) as summarized in Attachment C.

Table B of the 2024 Annual Progress Report (Attachment A, page 2 of 21) reflects the total breakdown of units built since the start of the 6th Cycle reporting period in 2024. As illustrated in Table B, a total of 257 new units were issued building permits, and of those, 102 units received a certificate of occupancy in 2024 in the above moderate category. Staff anticipates that this number will significantly increase in 2025 given the number of units that will be completed with the current construction activity.

Since adoption of the 2021/2029 Housing Element, a total of 783 units have received building permits across all income categories. This leaves a "balance" of 1,825 units remaining to be built. As this is the 4th year of the current 6th Cycle reporting period, the City's remaining RHNA allocation in each income category is noted in Attachment C. Of importance to note is that the City in 2021 approved a 222-unit, SB 35 affordable housing project known as Tres Lagos Housing project. Phase 1 and 2 of this project has been graded and vertical construction of about 176 units has been occurring throughout 2024. In addition, the City approved a 2nd SB 35 affordable housing project known as the "Wildomar Cottages" in May 2023 consisting of 128 affordable multi-family units (located in Sedco Hills). The Applicant at this time is pursuing Building and Grading permits. Collectively, the Tres Lagos and Wildomar Cottages affordable housing projects will create 350 affordable housing units which counts towards our RHNA allocation within the very low to moderate income categories. As the state continues to push its housing agenda onto local government agencies, it is likely that the city will see other SB 35 affordable housing projects during the 2021-2029 reporting period.

Conclusion:
The City is required to submit the 2024 annual housing progress report to HCD by April 1, 2024. Included with the annual report is a summary of the actions taken by the City on its progress in meeting the adopted 2021/2029 housing element action items (refer to Table D (Attachment A, Pdf page 4 - 11). As noted in this table, the City continues to make good progress on its 29 action items outlined in the 2021/2029 Housing Element. Over the next 6 months, the planning department will be addressing many of the housing element implementation programs as part of the new General Plan implementation programs. The Planning Commission reviewed this agenda item at its February 19, 2025 meeting and voted to move this forward to the City Council.

FISCAL IMPACT:
This item is only to approve the submittal of this progress report and therefore does not present any fiscal impact at this time.

ATTACHMENTS:
Attach A - HCD 2024 APR Summary Matrix.pdf
Attach B - 2021-2029 Adopted Housing Element Doc.pdf
Attach C - RHNA Allocation Summary Table.pdf

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Wildomar
Reporting Period	1/1/2024 - 12/31/24

Table A
Housing Development Applications Submitted

	Single Family	2 - 4 Units	5+ Units	ADU	Mobile Homes	Total Applications	Total Units in Applications
No. of Units Permitted for **Lower**			154			154	349
No. of Units Permitted for **Moderate**				14	2	16	
No. of Units Permitted for **Above Moderate**	**82**	**47**	**50**			**179**	

Table A2
Annual building Activity Report Summary
Approved Entitlements (Units)

	Single Family	2 - 4 Units	5+ Units	ADU	Mobile Homes	Total	Total Approved Entitlements
No. of Units Permitted for **Lower**						**0**	0
No. of Units Permitted for **Moderate**						**0**	
No. of Units Permitted for **Above Moderate**						**0**	

Table A2
Annual building Activity Report Summary
Building Permits Issued (Units)

	Single Family	2 - 4 Units	5+ Units	ADU	Mobile Homes	Total	Total Permits Issued
No. of Units Permitted for **Lower**			88			**88**	256
No. of Units Permitted for **Moderate**				2	2	**4**	
No. of Units Permitted for **Above Moderate**	71	43	50			**164**	

Table A2
Annual building Activity Report Summary
Certificate of Occupancy Issued (Units)

				Single Family	2 - 4 Units	5+ Units	ADU	Mobile Homes	Total	Total COO Issued
No. of Units Permitted for **Lower**									**0**	**102**
No. of Units Permitted for **Moderate**									**0**	
No. of Units Permitted for **Above Moderate**				38	20	44			**102**	

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2								3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-10/14/2029**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**Total Units to Date (all**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	798	-	-	-	-	88	-	-	-	-	88	**710**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	450	-	-	-	-	-	-	-	-	-	-	**450**
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	434	-	-	-	-	-	-	-	-	-	19	**415**
	Non-Deed Restricted		1	4	-	10	4	-	-	-	-		
Above Moderate		1,033	2	19	94	503	165	-	-	-	-	783	**250**
Total RHNA		**2,715**											
Total Units			**3**	**23**	**94**	**513**	**257**	**-**	**-**	**-**	**-**	**890**	**1,825**

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5										6	7
	Extremely low-Income Need		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**Units to**	**Total Units Remaining**
Extremely Low-Income	399		-	-	-	-	-	-	-	-	**-**	**399**

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	**2**	**3**	**4**
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
PROGRAM H-1.1:Updated Available Sites Inventory	The City will monitor the Available Sites Inventory annually as projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers.	Update the Available Sites Inventory on an annual basis	As part of the General Plan update and preparation of the Wildomar Development Code (both adopted on December 9, 2024), the City did a complete review of all vacant and underutilized properties. The City continues to maintain sufficient sites to meet the RHNA.
PROGRAM H-1.2:Large Sites.	The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (that can accommodate 50 to 150 units), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. The City will offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to: •Streamlining and expediting the approval process for land division for projects that include affordable housing units, •Ministerial review of lot line adjustments, •Deferral of fees related to the subdivision for projects affordable to lower-income households, and •Providing technical assistance to acquire funding.	Develop incentive program by April 2022 and provide incentives as projects are submitted.	The City is currently working on the Wildomar Meadows Specific Plan Project, which involves a 792-acre site located adjacent to the eastern edge of The Farm Community, south of Bundy Canyon Road. The project includes 1,504 single-family and multi-family homes on approximately 362 acres (with the remainder of the site preserved as open space), 14 acres of community parks, a 5-acre private recreation center, 26 acres of paseos and active open space, 149 acres of conservation habitat, 25 acres of detention and water quality basins, and 17 acres dedicated to roadways. The City plans to hold a workshop for the 170-acre Wildomar Bluff mixed-use project. This plan proposes between 100-1,200 single family and multi famiy units and a variety of mixed uses located between the -15 freeway and Palomar St.
PROGRAM H-1.3:Mixed-Use Development	To promote mixed-use development, the City will provide regulatory and financial incentives to increase the probability that residences will be constructed on mixed-use sites. The City will offer the following regulatory and financial incentives, including, but not limited to, financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors and special needs housing on a case-by-case basis.	Concurrent with the Housing Element update and will continue to review and rezone as needed by October 2023.	This project includes affordable housing units. Approved under SB 330, this 128-unit affordable family development leverages density bonuses and parking reductions to provide 26 units for extremely low/ very low-income households and 101 units for low-income households. This project balances preservation and development and dedicates half of the 792-acre project site to green space and the other to diverse housing, shops, and a school. On March 19, 2024, the City also permitted Tres Lagos Affordable Housing for Phase 1, 88 units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 units.
Program H-1.4: Zoning Consistency.	The City will review and rezone sites assumed to meet the moderate and above moderate RHNA (Table HNA-24) to ensure zoning and general plan designations are compatible.	Concurrent with the Housing Element update and will continue to review and rezone as needed by October 2023.	As a part of the General Plan update and preparation of the Wildomar Development Code (both adopted on December 9, 2024), the City did a complete review of all vacant and underutilized properties for infill construction or adaptive reuse in high-density areas. Ordinance No. 247&248

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

PROGRAM H-2.1: Strategic Planning Opportunities.	Use the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas. The City will identify the sites with GIS and do a visual assessment to confirm their current use.	Identify vacant or underutilized commercial land by June 2022, update annually thereafter.	As a part of the General Plan update and preparation of the Wildomar Development Code (both adopted on December 9, 2024), the City did a complete review of all vacant and underutilized properties, which included commercial properties available for infill construction or adaptive reuse in high-density areas. Ordinance No. 247&248
PROGRAM H-3.1: Multifamily Development.	To assist with the development of affordable housing, when funding is available, the City shall: â€¢ Offer assistance with land acquisition and off-site infrastructure improvements, â€¢ Provide assistance with securing federal or state housing financing resources for affordable housing projects, and â€¢ As funding is available, provide financial support for production and subsidization of low- and moderate-income housing, including housing for persons with special needs and developmental disabilities, with affordability requirements. Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding. The purpose of these actions will be to increase the supply of affordable housing both in areas with lower-median incomes and concentrated poverty to reduce displacement risk due to cost and in high resource areas to promote housing mobility opportunities	Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance, or other appropriate actions as projects are processed through the Planning Department. Make the Housing Element and associated information available to developers within two months of adoption.	The City has been actively involved in supporting the Wildomar Cottages Affordable Housing project, consisting of 128 affordable units, as well as the Tres Lagos Multi-Family Project, consisting 222 affordable units. Phase 1 of the Tres Lagos Multi-Family Project (88 units) was permitted in 2024. The City continues to support developers and offer density bonuses to encourage the development of affordable housing.
PROGRAM H-3.2: Assistance with Affordable Projects	To assist with the development of affordable housing, when funding is available, the City shall: • Offer assistance with land acquisition and off-site infrastructure improvements, • Provide assistance with securing federal or state housing financing resources for affordable housing projects, and • As funding is available, provide financial support for production and subsidization of low- and moderate-income housing, including housing for persons with special needs and developmental disabilities, with affordability requirements.	Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance, or other appropriate actions as projects are processed through the Planning Department. Make the Housing Element and associated information available to developers within two months of adoption.	The City continues to expediate all projects that come forward and is considering offering fee assistance or grants money to help pay for infrastructure for developers and non-profits.

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

PROGRAM H-3.2: Assistance with Affordable Projects	Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding. The purpose of these actions will be to increase the supply of affordable housing both in areas with lower-median incomes and concentrated poverty to reduce displacement risk due to cost and in high resource areas to promote housing mobility opportunities	Make the Housing Element and associated information available to developers	The 2021 – 2029 Housing Element is posted on the City's website: https://www.wildomar.gov/205/2021-to-2029-Housing-Element-2021-Safety Additionally, the APR is posted online in the agenda packet for Planning Commission and City Council approval each year before the April 1 due date.
Program H-4.1: Expand Housing Opportunities	Work with local nonprofits and public and private sponsors to expand housing opportunities for lower-income households and special needs persons to reduce displacement risk for these residents due to overpayment and overcome a shortage of accessible housing and possible overcrowding by increasing housing mobility options. To encourage developers to provide affordable homeownership opportunities, the City will offer incentives, which may include, but are not limited to, fee waivers or deferrals, expedited permit processing, and/or reduced parking requirements based on the bedroom mix of the project. Additionally, the City will offer similar incentives for the construction of new rental housing for special needs groups, including persons with physical and developmental disabilities.	Apply for HOME funds annually, meet with developers annually to discuss the creation of low income ownership units. Provide information on incentives for rental units to interested developers annually.	On November 13, 2024, the City approved the issuance of bonds by the California Municipal Finance Authority (CMFA) for the Wildomar Cottages project, which is being developed by Wildomar Family Housing LP. Wildomar Cottages will be affordable to lower income households and will provide housing for special needs populations. Resolution No. 2024-72 https://cityofwildomar.granicus.com/MinutesViewer.php?view_id=1&clip_id=1146&doc_id=bd43a8ac-b374-11ef-ab4b-005056a89546
PROGRAM H-5.1: Annual Review of the Housing Element.	The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and California's Office of Planning and Research (OPR) as required by state law.	Annually, complete by April 1 of each year (starting in April 2022)	The City provides the Housing Element Annual Progress Reports to the Planning Commission and City Council by April 1 each year to report on the effectiveness of the Housing Element.
PROGRAM H-6.1: Development Review and Processing Procedures	The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.	Annually review processing procedures and amend as needed.	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code focused on reducing the time and cost to developers and increasing the housing production in the City. Ordinance No. 247&248
PROGRAM H-6.2: Building Code.	As new uniform building codes are adopted by the State of California, the City will review its building codes for current compliance and adopt the necessary revisions to further local development objectives.	Review and update the City's building codes as new codes are adopted by the State of California.	On November 10 2022, the City adopted the 2022 California fire code edition of the California building standards code (California code of regulations, title 24, parts 2 through 12, inclusive). Ordinance No. 224 & 225 https://ecode360.com/WI5035/document/753037054.pdf https://ecode360.com/WI5035/document/753037055.pdf

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

PROGRAM H-7.1: Incentives for Development of Housing	The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups, including persons with physical and developmental disabilities. The intent of these incentives is to increase the supply of affordable housing in areas with lower median incomes to reduce displacement risk for these residents and in high resource areas to promote housing mobility through affordable housing near areas of opportunity.	Develop materials to market these incentives by December 2021, distribute annually to developers and post on the City's website.	As projects are proposed, Wildomar continues to incentivize development with streamlined processes and density bonuses. Wildomar incentivizes development with streamlined processes and density bonuses. This approach is exemplified by Wildomar Cottages Affordable Housing Project, a 130-unit affordable housing project (SB 330) that includes 2 4 bedrooms ranging in size from 787 square feet to 1,233 square feet. This SB 330 application was a prelude to the formal SB 35 affordable housing project application. Utilizing a density bonus and parking reduction, the project will provide housing for low-income families, with 26 units reserved for extremely low- and very low-income households and 101 units for low-income households for a 55-year period.
PROGRAM H-8.1: Density Bonus	To comply with California Government Code Section 65915, as revised, the City of Wildomar will amend its Wildomar Municipal Code to be consistent with state density bonus law.	Amend Wildomar Municipal Code by December 2022.	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with the most recent State Density Bonus. Ordinances No. 247
PROGRAM H-9.1: Accessory Dwelling Units	The City will amend the Wildomar Municipal Code to clarify that Accessory Dwelling Units (ADU) are permitted in all zones that permit single-family or multi-family uses, in accordance with California Government Code Section 65852.2. The City will promote ADU development by providing guidance and educational materials on the City's website and will promote these materials in high resource areas and areas dominated by low-density residential development to encourage affordable housing in areas of	Amend Wildomar Municipal Code by June 2022.	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with the most recent State ADU law. Ordinance No. 247
PROGRAM H-10.1: Priority for Affordable Projects	Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups, including persons with physical and developmental disabilities, large families, extremely low-income households, farmworker housing, and homeless.	As projects are approved through the Planning Department	On March 19, 2024, the City provided priority permit processing for Tres Lagos Affordable Housing for Phase 1, 88 affordable units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 affordable units.

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

PROGRAM H-11.1:Extremely Low-Income Households.	California Government Code Section 65583(a) requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. Housing for extremely low-income households will provide affordable housing for persons at risk of homelessness to minimize displacement risk. The City encourages the development of housing for extremely low-income households through a variety of activities, such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	Reach out to housing developers annually and as projects are processed through the Planning Department.	On March 19, 2024, the City provided priority permit processing for Tres Lagos Affordable Housing for Phase 1, 88 affordable units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 affordable units.
PROGRAM H-11.2:Residential Care Facilities	The City will explore amending provisions in the Wildomar Municipal Code to allow State-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Wildomar Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing. Increasing the areas in which large residential care facilities are allowed would assist in creating housing for special needs groups near services; the City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population and to reduce displacement risk for these residents by increasing the supply of suitable housing options in the city.	Identify if barriers exist to development of residential care facilities for seven or more persons by December 2021 and amend the Wildomar Municipal Code by July 2022 if needed.	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code addressing residential care facilities. Ordinance No. 247
PROGRAM H-11.3:Persons with Developmental Disabilities	The City will work with the Inland Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City's website, and/or providing housing-related training for individuals/families through workshops.	The City will continue its current outreach program with a nonprofit homeless provider and will meet bi-annually. The city will work with the Inland Regional Center to discuss opportunities for persons with developmental disabilities.	The City has not worked with the Inland Regional Center to implement an outreach program, but anticipates initiating contact by Summer 2025.

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

PROGRAM H-11.4:Farmworker Housing.	The City will amend the Wildomar Municipal Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The City will also remove the Farm Labor Camp, Migrant Agricultural Workers Mobile Home Park, and Agricultural Mobile Home uses from the Wildomar Municipal Code as employee/farmworker housing will replace the Farm Labor Camp and mobile homes and mobile home parks for farmworkers are treated the same as any other mobile home or mobile home park in the City.	Amend the Wildomar Municipal Code by June 2022.	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted code complies with Health and Safety Code Sections 17021.5 and 17021.6. Ordinance No. 247
PROGRAM H-12.1:Regional Homeless Issues.	The City of Wildomar participates in a regional partnership with the Western Riverside Council of Governments and four other southwest cities in Riverside County to address homelessness in the region. The City will continue to participate and engage in this process to identify actions Wildomar can take to address the homelessness issue.	Meet quarterly with members of the regional homeless partnership.	The City continues to meet quarterly with WRCOG and SCAG to apply for funding. Most recently, in 2024, the City attended a meeting with WRCOG and four other southwestern cities to discuss the prohousing designation.
PROGRAM H-13.1:Homeless Housing	The City will amend the Wildomar Municipal Code to allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662, to improve access to services for persons experiencing, or at risk of, homelessness. The City will also allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)). The City will work with developers to identify potential sites for emergency shelters and low barrier navigation centers in high resource areas to improve access to services and mobility for persons experiencing homelessness.	Amend the Wildomar Municipal Code by January 2022.	On December 9, 2024, the City adopted the Wildomar Development Code. The newly adopted allows low-barrier navigation centers by right in zones that allow for mixed-use and nonresidential zones allowing multifamily. The code also complies with Government Code Section 65583(a)(4)(A)(ii)) related to parking standards for emergency shelters. Ordinance No. 247 The City continues to work with developers to identify potential sites for emergency shelters and low-barrier navigation centers in high resources areas.

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

PROGRAM H-14.1:Rehabilitation Program.	The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME, CalHome, and CDBG, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for lower-income households and will work with the County to obtain available redevelopment agency funds to be used, as available, for place-based revitalization in areas with concentrated poverty or rehabilitation need. Targeted efforts to improve housing conditions in areas of need will assist in reducing displacement risk for these residents by improving living conditions and enabling them to stay in their home and community.	Starting in 2021, annually apply for funding as Notices of Funding Availability are released; meet with the County annually to assess availability of redevelopment agency funds.	The City has not applied for funding to create a housing rehabilitation program but as staff capacity is available will seek grant opportunities for a rehabilitation program.
PROGRAM H-15.1:Code Enforcement.	. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Department staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based. The City will also develop an enforcement program to prevent displacement or mitigate through funding for rehabilitation assistance (Program H-15.1) and assistance with relocation costs for lower-income households.	Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.	The City does not have a separate housing division and therefore relies on the County's rehabilitation program. The City provides information regarding the housing rehabilitation program at City Hall. The City had 1,071 code violations in 2024.
Program H-15.1: Code Enforcement.	The City will also develop an enforcement program to prevent displacement or mitigate through funding for rehabilitation assistance (Program H-15.1) and assistance with relocation costs for lower-income households.	Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.	The City utilizes the County's rehabilitation program as a way to reduce displacement and mitigate impacts on lower-income households.

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

PROGRAM H-16.1: Preservation of At-Risk Housing Units	State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact the Fair Housing Council of Riverside County to assist renters.	Annually monitor units at risk of converting. Coordinate noticing as required per California law.	The City does not have any units at-risk of converting to market rate. The one affordable housing project funded with LIHTC, Wildomar Senior Leisure Living, does not expire until 2053.
PROGRAM H-17.1: Fair Housing	Assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Promote the availability of this service and other fair housing information on the City's website. Meet annually with fair housing service providers and enforcement organizations. invite fair housing service providers to present annually at Planning Commission and City Council hearings, hold a resource fair for residents, hold a meeting to establish connections between fair housing providers and other community service providers and property managers and landlords. Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Review and revise development standards and processes within two years of meeting with developers. Ensure that public outreach is accessible to all people. Conduct targeted outreach to underrepresented groups by recruiting them to participate in the public outreach process. Provide biannual training for landlords on fair housing responsibilities, source of income discrimination and other discriminatory practices. Provide landlord incentives for Housing Choice Voucher distribution. Meet with disability service providers to identify whether there is unmet demand anywhere. If an unmet demand is realized, work with providers to secure funding to expand services by March 2023. Meet with school districts. Meet annually with the Riverside Transit Agency. Work with developers to encourage transit access be included in new projects. Develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities. Review open space requirements for new developments and revise as	Refer to each strategy in the AFFH program for specific timeframes	The City did not receive any direct complaints on fair housing issues but is working to post fair housing resources on the City's website by summer 2025. Wildomar Cottages (SB 330) offers 2-4 bedroom units to address family needs. On May 10, 2023, the City approved a density bonus and parking reduction for Wildomar Cottages Affordable Housing Project, a 130-unit affordable housing project. On September 24, 2024, the Wildomar Cottages project submitted its application for 66 units. Under HUD Housing Choice Voucher Program (HCVP), Tres Lago Housing will serve as rental subsidy for clients on the Housing Authority of the County of Riverside's HCVP waiting list. On March 19, 2024, the City also permitted Tres Lagos Affordable Housing for Phase 1, 88 units. Tres Lagos Apartments is a three-phase affordable apartment community that will consist of 225 units. Translation services are readily available for public outreach. Wildomar Meadows includes a new school, supporting growing families. The City collaborates with Eleanor School and Riverside Transit Agency to assess unmet needs. As part of the adoption of Envision Wildomar 2050, the City reviewed open space requirements in new developments.

Housing Element Implementation

Table D
Program Implementation Status pursuant to GC Section 65582

PROGRAM H-18.1: Mortgage Credit Certificate Program	Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance. Promote the availability of this program by posting it on the City's website and in City buildings as well as by providing materials with information on this and other programs to provide to affordable housing providers to distribute to lower-income households that they work with.	Develop informational materials to distribute and post on the City's website by October 2021.	As contacted, the City continues to refer interested residents to the County's Mortgage Credit Certificate Program.
PROGRAM H-18.2: First-Time Homebuyer Program.	Consider the implementation of a First-Time Homebuyer Program to provide down-payment and closing-cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters.	Consider applying for funding annually to establish a program	The City continues to direct interested residents to the County's First-Time Home Buyer program.
PROGRAM H-19.1: Acquisition/Rehabilitation.	The City will meet with public and/or private sponsors to discuss creating a partnership for the acquisition/rehabilitation of existing multifamily units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower incomes to increase the supply of units for these populations and thus reduce displacement that may occur due to a shortage of suitable housing.	Meet with sponsors within one year of Housing Element adoption to assess interest in creating a partnership	The City does not have any units at-risk of converting to market rate. The one affordable housing project funded with LIHTC, Wildomar Senior Leisure Living, does not expire until 2053.
PROGRAM H-20.1: Promote Energy Conservation.	The City will promote energy efficiency in existing housing and new development by: • Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards. • Partnering with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers. • Encouraging developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction. • Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety. • Promote California's Low-Income Weatherization Program which provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.	Make information available on the City's website and in public places, such as the library and City Hall, by January 2022.	On November 10, 2022, the City adopted the 2022 California fire code edition of the California building standards code (California code of regulations, title 24, parts 2 through 12, inclusive). Ordinance No. 224 & 225 https://ecode360.com/WI5035/document/753037054.pdf https://ecode360.com/WI5035/document/753037055.pdf The City is in the process of publishing information on energy conservation programs on the website by summer 2025.

ATTACHMENT B

2021-2029 Adopted/Certified
Housing Element Document

CITY OF
WILDOMAR

2021-2029 HOUSING ELEMENT

Adopted By City Council on October 13, 2021

HCD Certified on January 10, 2022

PLACEWORKS

CITY OF WILDOMAR
2021-2029 HOUSING ELEMENT

Adopted | October 13, 2021

Prepared By: PlaceWorks

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Appendix A – Housing Needs Assessment

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INTRODUCTION

The City of Wildomar's Housing Element identifies and establishes the City's policies with respect to meeting the needs of existing and future residents in the city. It establishes policies that will guide City decision-making and sets forth an action plan to implement its housing goals. The commitments are in furtherance of the statewide housing goal of early attainment of decent housing and a suitable living environment for every California family, as well as a reflection of the concerns unique to the City of Wildomar.

PURPOSE

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the regional housing needs allocation. The City recognizes that housing is a need that is met through many resources and interest groups. This Housing Element establishes the local goals, policies, and actions (programs) the City will implement and/or facilitate to solve our identified housing issues.

State Housing Element law requires the Housing Element to be consistent and compatible with other General Plan elements. The Housing Element should provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (California Government Code Sections 65580 through 65589) mandates the content of the Housing Element and requires an analysis of:

- Population and employment trends
- The City's fair share of the regional housing needs
- Household characteristics
- An inventory of land suitable for residential development
- Governmental and non-governmental constraints on the improvement, maintenance, and development of housing
- Special housing needs
- Opportunities for energy conservation
- Publicly assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Wildomar.

GENERAL PLAN CONSISTENCY

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of the Wildomar General Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to review and revise the Housing Element as necessary, to maintain General Plan consistency.

Concurrently with the Housing Element update the City is evaluating and amending as needed the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information, per Assembly Bill (AB) 162 (California Government Code Section 65302). Additionally, the City is aware of Government Code Section 65302(h) requirements related to environmental justice and are addressing the requirements along with the Housing Element update.

REGIONAL HOUSING NEEDS ALLOCATION

The first step in addressing state housing needs is the Regional Housing Needs Plan, which is mandated by the State of California (California Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan for Riverside County is developed by the Southern California Association of Governments (SCAG) and allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs, also known as the Regional Housing Needs Allocation (RHNA). The Regional Housing Needs Plan allocates the RHNA based on household income groupings over the five-year planning period for each specific jurisdiction's Housing Element.

On March 4, 2021, SCAG adopted the Final RHNA Plan for the 2021-2029 planning period. The allocation for the City of Wildomar is a total of 2,715 housing units. The City must identify sites to accommodate these units in the Housing Element. The breakdown of this allocation by income category is shown in **Table H-1**.

TABLE H-1: 2021-2029 REGIONAL HOUSING NEED

Income Category	Income Range [1]	2021-2029 RHNA
Extremely Low [2]	$0–$26,200	399
Very Low	$26,201–$37,650	399
Low	$37,651–$60,250	450
Moderate	$60,251–$90,350	434
Above Moderate	$90,351 or more	1,033
Total	**–**	**2,715**

Source: SCAG, March 2021

[1]. Based on a four-person household.

[2]. It is assumed that 50% of the very low-income unit allocation will be for extremely low-income households.

HOUSING GOALS, POLICIES, AND PROGRAMS

An important component of the Housing Element is the City's description of what it hopes to achieve during the current planning period. This is accomplished with a statement of the City's goals, policies, programs, and quantified objectives relative to the maintenance, preservation, improvement, and development of housing to meet the present and future needs of all economic segments of the population.

GOAL H-1: Assist in the development of adequate housing to meet the city's fair share of the region's housing needs for all economic segments of the population.

ADEQUATE HOUSING

POLICY H-1: **Ensure there is a sufficient supply of multifamily and single-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation (RHNA).**

PROGRAM H-1.1: **Updated Available Sites Inventory.** The City will monitor the Available Sites Inventory annually as projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers.

Responsible Agency: Planning Department

Time Frame: Update the Available Sites Inventory on an annual basis

Funding Source: General Fund

PROGRAM H-1.2: **Large Sites.** The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (that can accommodate 50 to 150 units), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.

The City will offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to:

- Streamlining and expediting the approval process for land division for projects that include affordable housing units,
- Ministerial review of lot line adjustments,
- Deferral of fees related to the subdivision for projects affordable to lower-income households, and
- Providing technical assistance to acquire funding.

Responsible Agency: Planning and Public Works Departments

Time Frame: Develop incentive program by April 2022 and provide incentives as projects are submitted.

Funding Source: General Fund, developer fees

PROGRAM H-1.3: Mixed-Use Development. To promote mixed-use development, the City will provide regulatory and financial incentives to increase the probability that residences will be constructed on mixed-use sites. The City will offer the following regulatory and financial incentives, including, but not limited to, financial assistance (based on availability of federal, state, local, and private housing funds), expedited development review, streamlined development application processing, modification of development requirements, such as reduced parking standards for seniors and special needs housing on a case-by-case basis.

Responsible Agency: Planning Department

Time Frame: The City will work with developers to provide regulatory incentives, including fee deferments and flexible development standards as projects are submitted to the Planning Department.

Funding Source: General Fund

PROGRAM H-1.4: Zoning Consistency. The City will review and rezone sites assumed to meet the moderate and above moderate RHNA (Table HNA-24) to ensure zoning and general plan designations are compatible.

Responsible Agency: Planning Department

Time Frame: Concurrent with the Housing Element update and will continue to review and rezone as needed by October 2023.

Funding Source: General Fund, SB2

POLICY H-2: Establish and maintain accurate planning and demographic data using GIS (geographic information systems).

PROGRAM H-2.1: Strategic Planning Opportunities. Use the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas. The City will identify the sites with GIS and do a visual assessment to confirm their current use.

Responsible Agency: Planning Department

Time Frame: Identify vacant or underutilized commercial land by June 2022, update annually thereafter.

Funding Source: General Fund

POLICY H-3: Facilitate the development of affordable housing by providing, when feasible, appropriate financial and regulatory incentives.

PROGRAM H-3.1: Multifamily Development. To assist in the development of affordable housing, the City will continue to offer density bonuses (consistent with State Law) as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling units (these actions identified are not limited to density bonuses).

Responsible Agency: Planning, Public Works, and Building and Safety Departments

Time Frame: Publish informational materials on density bonuses to be distributed to developers annually and posted on the City's website. Allow density bonuses on an ongoing basis as eligible projects are proposed.

Funding Source: General Fund

Quantified Objective: 150 lower-income units, 50 of these in highest resource areas

PROGRAM H-3.2: Assistance with Affordable Projects. To assist with the development of affordable housing, when funding is available, the City shall:

- Offer assistance with land acquisition and off-site infrastructure improvements,

- Provide assistance with securing federal or state housing financing resources for affordable housing projects, and
- As funding is available, provide financial support for production and subsidization of low- and moderate-income housing, including housing for persons with special needs and developmental disabilities, with affordability requirements.

Additionally, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports to ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and available funding. The purpose of these actions will be to increase the supply of affordable housing both in areas with lower-median incomes and concentrated poverty to reduce displacement risk due to cost and in high resource areas to promote housing mobility opportunities.

Responsible Agency: Planning Department

Time Frame: Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance, or other appropriate actions as projects are processed through the Planning Department. Make the Housing Element and associated information available to developers within two months of adoption.

Funding Source: Utilize public financing tools when available, including, but not limited to, multifamily revenue bonds, the Community Development Block Grant (CDBG) Housing Loan Fund, and HOME funds, to provide low-interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low-Income Housing Tax Credits, California Housing Finance Agency (CalHFA) multifamily housing assistance programs, HCD Multifamily Housing Loans), and other available financing.

Quantified Objective: 200 units, encourage half of these in highest resource areas, near schools north of I-15, and near transit and 50 in areas with higher rates of poverty near the City of Lake Elsinore-City of Wildomar boundary

POLICY H-4: To the extent resources are available, assist in the provision of homeownership assistance for lower- and moderate-income households.

Program H-4.1: Expand Housing Opportunities. Work with local nonprofits and public and private sponsors to expand housing opportunities for lower-income households and special needs persons to reduce displacement risk for these residents due to overpayment and overcome a shortage of accessible housing and possible

overcrowding by increasing housing mobility options. To encourage developers to provide affordable homeownership opportunities, the City will offer incentives, which may include, but are not limited to, fee waivers or deferrals, expedited permit processing, and/or reduced parking requirements based on the bedroom mix of the project. Additionally, the City will offer similar incentives for the construction of new rental housing for special needs groups, including persons with physical and developmental disabilities.

Responsible Agency: Planning and Administrative Services Departments

Time Frame: Apply for HOME funds annually, meet with developers annually to discuss the creation of low income ownership units. Provide information on incentives for rental units to interested developers annually.

Funding Source: HOME funds, other funding sources

Quantified Objective: 40 units, encourage25 of these in high resource areas and near services

GOAL H-2: Where appropriate, mitigate governmental constraints to the maintenance, improvement, and development of housing.

GOVERNMENTAL CONSTRAINTS

POLICY H-5: **Consistently monitor and review the effectiveness of the Housing Element programs and other City activities in addressing the housing need.**

PROGRAM H-5.1: **Annual Review of the Housing Element.** The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (HCD) and California's Office of Planning and Research (OPR) as required by state law.

Responsible Agency: Planning Department

Time Frame: Annually, complete by April 1 of each year (starting in April 2022)

Funding Source: General Fund

POLICY H-6: **Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.**

PROGRAM H-6.1: **Development Review and Processing Procedures.** The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.

Responsible Agency: Planning Department

Time Frame: Annually review processing procedures and amend as needed.

Funding Source: General Fund

PROGRAM H-6.2: **Building Code.** As new uniform building codes are adopted by the State of California, the City will review its building codes for current compliance and adopt the necessary revisions to further local development objectives.

Responsible Agency: Building and Safety Department

Time Frame: Review and update the City's building codes as new codes are adopted by the State of California.

Funding Source: General Fund

POLICY H-7: **Provide streamlined processing of residential projects to minimize time and costs to encourage housing production.**

PROGRAM H-7.1: **Incentives for Development of Housing.** The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups, including persons with physical and developmental disabilities. The intent of these incentives is to increase the supply of affordable housing in areas with lower median incomes to reduce displacement risk for these residents and in high resource areas to promote housing mobility through affordable housing near areas of opportunity.

Responsible Agency: Planning and Public Works Departments

Time Frame: Develop materials to market these incentives by December 2021, distribute annually to developers and post on the City's website.

Funding Source: Where feasible, leverage state and federal financing, including Low-Income Housing Tax Credits, CalHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.

Quantified Objective: 75 units, of these, 50 in areas with higher rates of poverty and 15 in high resource areas

POLICY H-8: Grant density bonuses to encourage the development of affordable housing.

PROGRAM H-8.1: Density Bonus. To comply with California Government Code Section 65915, as revised, the City of Wildomar will amend its Wildomar Municipal Code to be consistent with state density bonus law.

Responsible Agency: Planning Department

Time Frame: Amend Wildomar Municipal Code by December 2022.

Funding Source: General Fund

POLICY H-9: Allow for the development of Accessory Dwelling Units (ADU's) as an affordable housing option.

PROGRAM H-9.1: Accessory Dwelling Units. The City will amend the Wildomar Municipal Code to clarify that Accessory Dwelling Units (ADU) are permitted in all zones that permit single-family or multi-family uses, in accordance with California Government Code Section 65852.2. The City will promote ADU development by providing guidance and educational materials on the City's website and will promote these materials in high resource areas and areas dominated by low-density residential development to encourage affordable housing in areas of high opportunity to reduce displacement risk and improve access to opportunity and services. Information will include the advantages of building ADU's, including permitting procedures and construction resources. The City will also work with City Council to identify possible incentives for the development of ADU's.

Responsible Agency: Planning Department

Time Frame: Amend Wildomar Municipal Code by June 2022.

Funding Source: General Fund

Quantified Objective: 11 ADU's, of these 5 in high resource areas to promote mobility options

GOAL H-3: Address the housing needs of special needs population groups.

SPECIAL NEEDS GROUPS

POLICY H-10: **Encourage housing developers to produce affordable units by providing assistance and incentives for projects that include new affordable units available to lower- and moderate-income households and/or special needs housing.**

PROGRAM H-10.1: **Priority for Affordable Projects.** Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups, including persons with physical and developmental disabilities, large families, extremely low-income households, farmworker housing, and homeless.

Responsible Agency: Planning and Building Departments

Time Frame: As projects are approved through the Planning Department

Funding Source: Where feasible, leverage state and federal financing, including Low-Income Housing Tax Credits, CalHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.

POLICY H-11: **Promote the development of housing for special needs groups, such as housing for seniors, housing for persons with physical, developmental, or mental disabilities, farmworker housing, housing for extremely low-income persons, homeless, and housing for large households.**

PROGRAM H-11.1: **Extremely Low-Income Households.** California Government Code Section 65583(a) requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. Housing for extremely low-income households will provide affordable housing for persons at risk of homelessness to minimize displacement risk. The City encourages the development of housing for extremely low-income households through a variety of activities, such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.

Responsible Agency: Planning Department

Time Frame: Reach out to housing developers annually and as projects are processed through the Planning Department.

Funding Source: General Fund

Quantified Objective: 45 housing units for extremely low-income households in areas of concentrated poverty to reduce displacement risk

PROGRAM H-11.2: Residential Care Facilities. The City will explore amending provisions in the Wildomar Municipal Code to allow State-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Wildomar Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing. Increasing the areas in which large residential care facilities are allowed would assist in creating housing for special needs groups near services; the City will encourage developers to site residential care facilities near high resource areas to improve access to services for this population and to reduce displacement risk for these residents by increasing the supply of suitable housing options in the city.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Identify if barriers exist to development of residential care facilities for seven or more persons by December 2021 and amend the Wildomar Municipal Code by July 2022 if needed.

Funding Source: General Fund

Quantified Objective: 6 residential care facility units in high resource areas

PROGRAM H-11.3: Persons with Developmental Disabilities. The City will work with the Inland Regional Center to implement an outreach program that informs families within the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure, posting information about services on the City's website, and/or providing housing-related training for individuals/families through workshops.

Responsible Agency: Planning and Building Administration

Time Frame: The City will continue its current outreach program with a nonprofit homeless provider and will meet bi-annually. The city will work with the Inland Regional Center to discuss opportunities for persons with developmental disabilities.

Funding Source: General Fund, CDBG, ESG and Measure AA

PROGRAM H-11.4: Farmworker Housing. The City will amend the Wildomar Municipal Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The City will also remove the Farm Labor Camp, Migrant Agricultural Workers Mobile Home Park, and Agricultural Mobile Home uses from the Wildomar Municipal Code as employee/farmworker housing will replace the Farm Labor Camp and mobile homes and mobile home parks for farmworkers are treated the same as any other mobile home or mobile home park in the City.

Responsible Agency: Planning and Building and Safety Departments

Time Frame: Amend the Wildomar Municipal Code by June 2022.

Funding Source: General Fund

POLICY H-12: Participate regionally in addressing homeless issues.

PROGRAM H-12.1: Regional Homeless Issues. The City of Wildomar participates in a regional partnership with the Western Riverside Council of Governments and four other southwest cities in Riverside County to address homelessness in the region. The City will continue to participate and engage in this process to identify actions Wildomar can take to address the homelessness issue.

Responsible Agency: Planning and Administrative Services Departments

Time Frame: Meet quarterly with members of the regional homeless partnership.

Funding Source: General Fund

POLICY H-13: **Allow transitional and supportive housing and emergency/homeless housing in appropriate zoning districts.**

PROGRAM H-13.1: **Homeless Housing.** The City will amend the Wildomar Municipal Code to allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662, to improve access to services for persons experiencing, or at risk of, homelessness. The City will also allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)). The City will work with developers to identify potential sites for emergency shelters and low barrier navigation centers in high resource areas to improve access to services and mobility for persons experiencing homelessness.

Responsible Agency: Planning and Administrative Services Departments

Time Frame: Amend the Wildomar Municipal Code by January 2022.

Funding Source: General Fund

Quantified Objective: 1 low barrier navigation center in an area with concentrated poverty and/or homeless persons

GOAL H-4: Conserve and improve the condition of the housing stock, particularly affordable housing.

CONSERVATION AND IMPROVEMENT OF HOUSING STOCK

POLICY H-14: **Pursue all available federal and state funds to establish a housing rehabilitation program.**

PROGRAM H-14.1: **Rehabilitation Program.** The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME, CalHome, and CDBG, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for lower-income households and will work with the County to obtain available redevelopment agency funds to be used, as available, for place-based revitalization in areas with concentrated poverty or rehabilitation need. Targeted efforts to improve housing

conditions in areas of need will assist in reducing displacement risk for these residents by improving living conditions and enabling them to stay in their home and community.

Responsible Agency: Planning and Administrative Services Departments

Time Frame: Starting in 2021, annually apply for funding as Notices of Funding Availability are released; meet with the County annually to assess availability of redevelopment agency funds.

Funding Source: HOME

Quantified Objective: Rehabilitation of 30 housing units, 15 of these in areas of concentrated poverty such as the area adjacent to the City of Lake Elsinore

POLICY H-15: Concentrate rehabilitation assistance and code enforcement efforts in areas that have a concentration of older and/or substandard residential structures.

PROGRAM H-15.1: Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Department staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based. The City will also develop an enforcement program to prevent displacement or mitigate through funding for rehabilitation assistance (**Program H-15.1**) and assistance with relocation costs for lower-income households.

Responsible Agency: Building and Safety and Code Enforcement Departments

Time Frame: Develop a program to reduce displacement risk as a result of code enforcement within one year of Housing Element adoption; conduct code enforcement on an ongoing basis.

Funding Source: General Fund

Quantified Objective: Conservation of 30 housing units, 15 of these in areas of concentrated poverty such as the area adjacent to the City of Lake Elsinore

POLICY H-16: **Preserve the affordability of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources.**

PROGRAM H-16.1: **Preservation of At-Risk Housing Units.** State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City shall contact the Fair Housing Council of Riverside County to assist renters.

Responsible Agency: Planning Department

Time Frame: Annually monitor units at risk of converting. Coordinate noticing as required per California law.

Funding: General Fund

GOAL H-5: Promote equal housing opportunities for all persons regardless of race, age, sexual orientation, religion, or gender.

EQUAL HOUSING OPPORTUNITIES

POLICY H-17: **Continue to support fair housing laws and organizations that provide fair housing information and enforcement.**

PROGRAM H-17.1: **Fair Housing.** To comply with California Government Code Sections 8899.50, 65583(c)(5), 65583(c)(10), 65583.2(a) (AB 686), the City will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing access and needs for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and any other characteristic protected by the California Fair Employment and Housing Act (Part 2.8, commencing with Section 12900, of Division 3 of Title 2), Government Code Section 65008, and any other state and federal fair housing and planning law.

Specific actions include:

- Implement Programs H-4.1, H-7.1, and H-11.2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas with a higher concentration of lower-income households and overpayment (e.g. Programs H-4.1 and H-14.1), and facilitating affordable housing in high opportunity areas (e.g. Programs H-9.1 and H-11.1).By December 2021, the City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County. Promote the availability of this service and other fair housing information on the City's website.
- Meet annually with fair housing service providers and enforcement organizations to track issues and identify patterns in Wildomar. Possible strategies to improve communication with the public on fair housing rights and resources may include inviting fair housing service providers to present annually at Planning Commission and City Council hearings, hold a resource fair for residents, hold a meeting to establish connections between fair housing providers and other community service providers and property managers and landlords, among other potential strategies.
- Meet with developers within one year of Housing Element adoption to identify mechanisms to encourage construction of housing units with three or more bedrooms. Strategies may include incentives such as fee waivers, parking reductions, or density bonuses. Review and revise development standards and processes within two years of meeting with developers.
- Ensure that public outreach is accessible to all people by offering translation services at all public meetings and workshops, in addition to bilingual written materials.
- Conduct targeted outreach to underrepresented groups by recruiting them to participate in the public outreach process and apply to committees through coordinating with service providers and posting information in grocery stores and public buildings to provide assistance to at least 50 households.
- Provide biannual training for landlords on fair housing responsibilities, source of income discrimination and other discriminatory practices, and the benefits of marketing their housing units to Housing Choice Voucher program participants to encourage landlords in high opportunity areas to register their units with Section 8 providers and expand housing mobility opportunities throughout the City to provide assistance to at least 50 households. Additionally, the City will explore options by 2024 and determine next steps by 202,5 to provide landlord

incentives for Housing Choice Voucher distribution such as cash bonuses and property tax incentives.

- Meet with disability service providers, including the Inland Regional Center, to identify whether there is unmet demand anywhere in the City by March 2022. If an unmet demand is realized, work with providers to secure funding to expand services by March 2023.
- Meet with school districts by June 2022 to assess whether existing and projected need can be accommodated with existing facilities. If not, work with developers in underserved areas to identify sites for new school facilities.
- Meet annually with the Riverside Transit Agency to assess unmet transit needs in the city and expand routes and frequency as needed to connect residents with educational facilities (both for youth and adults), employment centers, medical centers, and other resources and services. If expansion needs are identified, provide technical support to RTA to apply for funding to support infrastructure improvements. Work with developers to encourage transit access be included in new projects.
- By December 2022, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the City.
- Within one year of Housing Element adoption, review open space requirements for new developments and revise as necessary to ensure all new units have access to outdoor spaces.
- Within 6 months of housing element adoption, provide a link on the City's website to Riverside County's CalWORKs program to assist lower-income households to enter or reenter the workforce.

Responsible Agency: Planning Department

Time Frame: Refer to each strategy in the AFFH program for specific timeframes.

Funding Source: General Fund

POLICY H-18: Support programs that offer low- and moderate-income households the opportunity for homeownership.

PROGRAM H-18.1: Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance. Promote the availability of this program by posting it on the City's website and in City buildings as well as by providing materials with information on this and other programs to provide to

affordable housing providers to distribute to lower-income households that they work with.

Responsible Agency: County of Riverside Economic Development Agency, Planning Department

Time Frame: Develop informational materials to distribute and post on the City's website by October 2021.

Funding Source: General Fund

Quantified Objective: Connect 15 eligible residents with the Mortgage Credit Certificate Program

PROGRAM H-18.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down-payment and closing-cost assistance to low-income first-time homebuyers. In order to reduce displacement risk of prospective first-time homebuyers being priced out of the community, the City will promote the availability of this program in areas with concentrations of renters, particularly low-income renters.

Responsible Agency: Planning Department

Time Frame: Consider applying for funding annually to establish a program

Funding Source: HOME funds

Quantified Objective: Provide assistance to 6 low-income first-time homebuyers

POLICY H-19: Expand the availability of affordable and/or special needs housing through acquisition or conversion.

PROGRAM H-19.1: Acquisition/Rehabilitation. The City will meet with public and/or private sponsors to discuss creating a partnership for the acquisition/rehabilitation of existing multifamily units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower incomes to increase the supply of units for these populations and thus reduce displacement that may occur due to a shortage of suitable housing.

Responsible Agency: Planning Department

Time Frame: Meet with sponsors within one year of Housing Element adoption to assess interest in creating a partnership.

Funding Source: HOME, CDBG

Quantified Objective: Acquire and/or rehabilitate 30 units in areas of with concentrated housing repair need

GOAL H-6: Conserve energy in the development of new housing and the rehabilitation of existing housing.

ENERGY CONSERVATION

POLICY H-20: Encourage the use of energy conservation features in residential construction and remodeling.

PROGRAM H-20.1: Promote Energy Conservation. The City will promote energy efficiency in existing housing and new development by:

- Annually reviewing local building codes to ensure consistency with State-mandated green buildings standards.
- Partnering with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers.
- Encouraging developers to be innovative in designing energy-efficient homes and improving the energy efficiency of new construction.
- Promote the Low-Income Home Energy Assistance Program (LIHEAP) to assist low-income residents with one-time energy bill payments and home weatherization services for improved energy efficiency and health and safety.
- Promote California's Low-Income Weatherization Program which provides low-income households with solar photovoltaic (PV) systems and energy efficiency upgrades at no cost to residents.

Responsible Agency: Planning and Building Department, SCE, SoCalGas

Time Frame: Make information available on the City's website and in public places, such as the library and City Hall, by January 2022.

Funding Source: General Fund, SCE, and SoCalGas funding sources

QUANTIFIED OBJECTIVES

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development and do not require the City to construct these units, but rather set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as illustrated in **Table H-2**.

- The **Construction** objective refers to the number of new units that potentially may be constructed using public and/or private sources over the planning period of the Housing Element given the locality's land resources, constraints, and proposed programs.
- The **Rehabilitation** objective refers to the number of existing units expected to be rehabilitated during the Housing Element planning period.
- The **Conservation** objective refers to the preservation of the existing affordable housing stock throughout the Housing Element planning period.

TABLE H-2: QUANTIFIED OBJECTIVES SUMMARY

Task	Income Level				
	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	**399**	**399**	**450**	**434**	**1,033**
New Construction					
Program H-3.1	50	50	50		
Program H-3.2		50	100	50	
Program H-4.1			40	25	
Program H-7.1		25	30	20	
Program H-9.1	2	2	2	5	
Program H-11.1	45				
Program H-11.2			3	3	
Rehabilitation					
Program H-14.1		15	15		
Program H-19.1		15	15		
Conservation					
Program H-15.1	10	10	10		
Total	**107**	**167**	**265**	**103**	**0***

Source: City of Wildomar, March 2021

** It is assumed that the market will address the need for above moderate-income households.*

APPENDIX A

Housing Needs Assessment

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PUBLIC PARTICIPATION

The California Government Code Section 65583(c)(6) requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City of Wildomar's website, and a hard copy was available for review at City Hall. The draft and final Housing Element were also provided to the California Department of Housing and Community Development (HCD) for review and comment. The City offers translation services as requested. No services were requested as a part of this outreach program

PLANNING COMMISSION STUDY SESSION

On December 2, 2020, the City held a Planning Commission Study Session on the 2021-2029 Housing Element update and invited the public to attend and participate in this virtual event. The City sent a flyer with information about the workshop to local service providers, affordable housing developers, and other community organizations in an effort to reach special needs groups and lower-income households that may not have seen the information posted at City buildings or on the City's website. City staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies to meet their regional housing need allocation, and solicited feedback from the Planning Commission and community members on these strategies and other housing needs in Wildomar. Commissioners expressed their support for increasing the availability of affordable housing and interest in considering a variety of units, including accessory dwelling units (ADU's) to meet this need. No community members chose to participate during the open discussion and questions portion of the presentation; however, the event was held virtually and is available on the City's website, so residents have ongoing access to this information.

Summaries of the April 21 Planning Commission and May 21 City Council study sessions will be added following each meeting.

AGENCY CONSULTATIONS

To ensure that the City was soliciting feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socio-economic groups. Between December 2020 and January 2021, the City of Wildomar reached out to 12 stakeholder organizations to offer the opportunity for each to provide on-on-one input on housing needs and programs. Of these 12 organizations, 5 responded and provided input to the City. These included:

- Inland Regional Center – December 15, 2020

- Affordable Housing Clearinghouse – December 16, 2020
- Fair Housing Council of Riverside County – December 18, 2020
- Habitat for Humanity-Inland Empire – December 23, 2020
- Southern California Association of Non-Profit Housing – January 12, 2021

In each consultation, the stakeholders were asked the following questions:

1. What three top opportunities do you see for the future of housing in Wildomar? What are your three top concerns for the future of housing in Wildomar?
2. What types of housing do your clients prefer? Is there adequate rental housing in the City? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Where have your clients been able to afford housing, if at all? What continues to be a struggle in allowing your clients/people you serve to find and keep affordable, decent housing?
4. What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
5. How do you feel about the physical condition of housing in Wildomar? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders identified several barriers to housing, especially for lower-income households. These included the cost of land and construction, as well as the availability of land at a reasonable price that is zoned to support the densities required for affordable housing, and the current limited availability of affordable housing options. Stakeholders noted that while there are available rental and homeownership opportunities in general, many of these are not accessible to lower-income households, persons with disabilities, and large households. Multiple stakeholders discussed the shortage of housing units with three or more bedrooms to accommodate larger households. Stakeholders identified opportunities to address barriers to housing as increased investment in transitional services for homeless individuals, down payment assistance programs, training opportunities on the homebuying process, and health inspections of units that residents report as having physical issues, such as insect infestations or mold. The City has included serval programs under Housing Element Goal H-4 -- Conserve and improve the condition of the housing stock, particularly affordable housing, to assist with these identified needs.

PUBLIC HEARINGS

August 18, 2021 Planning Commission and September 8 City Council meetings.

PUBLIC COMMENT

This section will be updated after public comment is received.

NOTICING OF THE DRAFT HOUSING ELEMENT

The Draft Housing Element was released on April 21, 2021 for public review and was made available on the City's website and noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

EVALUATION OF THE PREVIOUS HOUSING ELEMENT

Per California Government Code Section 65588, "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583."

The following table describes the results and evaluates the effectiveness of 2013–2021 Housing Element programs.

EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous Housing Element matrix on page HNA-4, the 2013 Housing Element, the City worked diligently to continuously promote housing for special needs groups in a variety of ways by continuing to permit residential care facilities by right in specific zones, allowing for the development of ADUs consistent with state law, providing handouts and other materials on fair housing, and is currently working through the approval process of a 100 percent affordable housing project.

Program		Implementation Status	Continue-Modify-Delete
PROGRAM H-1.1: General Plan Land Use Change to Provide Additional Sites. To ensure there is enough land available for the development of housing affordable to lower-income households, the City will amend its General Plan Land Use and Zoning maps to redesignate and rezone sites 22, 23, 24, and 25 (see Table HNA-25 in the Housing Needs Assessment), a total of 25.96 acres to the Highest Density Residential (HHDR) land use designation and with R-4 zoning to allow for at least 30 units to the acre by right. Additionally, to comply with state law, the City has identified and will re-zone sites to accommodate the City's housing needs, with at least 50 percent of the 4th cycle unmet need coming from sites that are zoned for residential uses only. The City had an unaccommodated need of 538 units and has re-zoned 25.96 acres to HHDR to accommodate 623 units at 20 to 40 dwelling unit per acre. All sites will accommodate a minimum of 20 units per acre, allow up to 30 units per acre and at least 16 units per site, per state law requirements. All rezoned sites will permit owner-occupied and rental multi-family developments by right with a minor plot plan to verify development standards (i.e., setbacks) and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. In addition, the City is creating a mixed-use overlay zone to apply to 20 sites, totaling 117 acres within the inventory.	Responsible Agency: Planning Department Time Frame: By December 2013 Funding Source: General Fund	In 2013, the City completed all necessary rezones consistent with Government Code Section 65583.2, (resolutions 2013-45 and 2013-46) to ensure there were sufficient sites available to meet the City's lower-income Regional Housing Needs Allocation (RHNA). The City continues to ensure there is sufficient capacity to meet its regional housing need.	Completed. Delete.

Program		Implementation Status	Continue-Modify-Delete
The mixed-use overlay will have a 30 percent residential requirement.			
PROGRAM H-1.2: Large Sites. The City will provide for the inclusion of mixed-income housing in future new growth areas of the city through development agreements, specific plans, and other mechanisms. To facilitate the development of affordable housing on parcels (50 to 150 units in size), the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report.	Responsible Agency: Planning Department Time Frame: Ongoing, as projects are processed through the Planning Department Funding Source: General Fund, developer fees	No affordable housing projects have come forward, but the City continues to encourage mixed-income housing for future projects. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.	Continue as a proactive program.
PROGRAM H-2.1: Assistance with Affordable Projects. Where feasible and/or necessary and as funding is available, the City shall offer assistance with land acquisition and off-site infrastructure improvements, as well as assistance in securing federal or state housing financing resources for developers, (for and non-profit) for projects affordable to extremely low-, very low-, low-, and moderate-income households within the planning period.	Responsible Agency: Planning Department Time Frame: Meet with developers and non-profits annually to discuss affordable housing opportunities and assist with recommendation letters, regulatory assistance or other appropriate actions as projects are processed through the Planning Department Funding Source: Where feasible, leverage state and federal financing	The City provides fair housing educational brochures in English and Spanish at City Hall and the City library and provides a link to these services on the City's website. Due to limited funding and lack of developer interest, the City did not provide assistance with land acquisition and/or off-site infrastructure improvements, or assistance securing federal or state housing financial resources, in the previous planning period. The City is	Continue, combine with Programs H-4.1 and H-4.2.

Program		Implementation Status	Continue-Modify-Delete
	including Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.	committed to providing this assistance to interested developers during the 2021-2029 planning period.	
PROGRAM H-3.1: Updated Land Inventory. The City will establish a Land Inventory that provides the mechanism to monitor acreage and location, by General Plan designation, of vacant and underutilized land, as well as buildout of approved projects, utilizing the City's GIS.	Responsible Agency: Planning Department Time Frame: Update the Land Inventory on an annual basis Funding Source: General Fund	The City uses GIS to maintain a current land inventory. This is done as projects are submitted to, and approved by, the Planning Department.	Continue.
PROGRAM H-3.2: Strategic Planning Opportunities. Utilize the City's GIS to facilitate preliminary strategic planning studies to identify vacant or underutilized commercial properties for infill construction or adaptive reuse in high-density areas.	Responsible Agency: Planning Department Time Frame: Annually Funding Source: General Fund	Due to limited funding, the City has not taken action to identify vacant or commercial properties for infill construction or adaptive reuse. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.	Continue.
PROGRAM H-4.1: Funding Opportunities. Use, to the greatest extent possible, a portion of available funds for the production and subsidization of low- and moderate-income housing including persons with special needs and developmental disabilities. All projects receiving public assistance will be required to remain affordable in compliance with the requirements of the program in which	Responsible Agency: Planning Department Time Frame: Ongoing as projects are processed through the Planning Department Funding Source: Utilize public financing tools when available,	Due to limited funding, the City has not taken action to identify vacant or commercial properties for infill construction or adaptive reuse. This is a priority moving forward. The program will be revised to include proactive efforts in hopes of making this program more successful.	Continue, combine with Programs H-2.1, H-4.2.

Program		Implementation Status	Continue-Modify-Delete
they participate. These actions are not limited to density bonus, but are offered above and beyond.	including but not limited to multifamily revenue bonds, the CDBG Housing Loan Fund, and HOME funds, to provide low interest loans, and where feasible, leverage other state and federal financing obtained by the developer (e.g., Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans), and other available financing.		
PROGRAM H-4.2: Available Housing Programs and Assistance. To ensure that the development community (both nonprofit and for-profit) is aware of the housing programs, technical assistance, and funding available, the City will publish and make available, to developers, housing development agencies, and City residents, the City's Housing Element and updates and annual reports.	Responsible Agency: Planning and Building Department Time Frame: Ongoing, as developers approach the City for assistance Funding Source: General Fund	All Housing Element updates and the annual reports (2014, 2015, 2016, 2017, 2018, 2019) are posted on the City's website.	Continue.
PROGRAM H-4.3: Multi-Family Development. To assist in the development of affordable housing, the City will offer density bonuses as well as assist interested developers to apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multi-family development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for extremely low-, very low-, and low-income dwelling	Responsible Agency: Planning, Public Works, and Building and Safety Departments Time Frame: Ongoing, as applications are processed through the Planning and Building and Safety Departments Funding Source: General Fund	Between 2017 and 2020, the City was contacted by several affordable housing developers expressing interest in developing affordable housing. In January 2021, Palm Communities, Inc. submitted to the City an SB 330 Pre-Application Review (PAR) for a 225-unit affordable housing project. A formal	Continue.

Program		Implementation Status	Continue-Modify-Delete
units (these actions identified are not limited to density bonuses).		SB 35 application was submitted in May 2021 and is currently being processed. The project submittal includes a 7.5-percent density bonus request as permitted under Section 17.290 of the Wildomar Municipal Code, and in compliance with Sate Density bonus Laws. This density bonus request also includes allowable concessions to parking, architectural design and expedited processing under SB 35 requirements. The project could yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households.	
PROGRAM H-5.1: Homeownership Opportunities. Explore opportunities to work with local nonprofits in an effort to provide homeownership opportunities.	Responsible Agency: Planning Department Time Frame: Apply for HOME funds annually Funding Source: HOME funds, other funding sources	The City met with nonprofit developers in 2018 and 2019, but developers have not decided to move forward with any proposals. One developer was interested in developing manufactured affordable units with covenants. The developer met with several Council members	Continue, combine with Program H-12.1.

Program		Implementation Status	Continue-Modify-Delete
		but has not yet submitted an application.	
PROGRAM H-6.1: Annual Review of the Housing Element. The City will review the Housing Element on an annual basis to determine the effectiveness of the Housing Element in achieving goals and objectives. The City will provide annual reports to the Planning Commission and City Council as to the effectiveness of the Housing Element. The City will take actions necessary to correct any inconsistencies. A copy of this report will be sent to the California Department of Housing and Community Development (as required by state law).	Responsible Agency: Planning Department Time Frame: Annually, starting in April 2014 Funding Source: General Fund	The City completes its Housing Element annual reports annually and submits them to HCD by April 1 each year. Prior to submittal to HCD, the Housing Element annual reports are presented to the Planning Commission and City Council at public meetings where citizens have an opportunity to ask questions.	Delete.

Program		Implementation Status	Continue-Modify-Delete
PROGRAM H-7.1: Development Review and Processing Procedures. The City will continually seek to improve its development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase the housing production in the city.	Responsible Agency: Planning Department Time Frame: Annually, starting in December 2014 Funding Source: General Fund	The City is constantly seeking ways to streamline development review and processing procedures. The City has a pre-application review process that has decreased review time for the formal application.	Continue.
PROGRAM H-7.2: Building Code. As new uniform building codes are adopted, the City will review its building codes for current compliance and adopt the necessary revisions so as to further local development objectives.	Responsible Agency: Building and Safety Department Time Frame: As new uniform codes are adopted Funding Source: General Fund	The building code was updated in 2010, 2013, 2016, and in 2019 per State law.	Continue.
PROGRAM H-8.1: Incentives for Development of Housing. The City will offer fast track/priority processing, density bonuses, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups including persons with physical and developmental disabilities.	Responsible Agency: Planning and Public Works Departments Time Frame: As projects are proposed to the Planning Department Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.	Between 2017 and 2020, the City was contacted by several affordable housing developers expressing interest in developing affordable housing. In January 2021, Palm Communities, Inc. submitted to the City an SB 330 Pre-Application Review (PAR) for a 225-unit affordable housing project. A formal SB 35 application was submitted in May 2021 and is currently being processed. The project submittal includes a 7.5-percent density bonus request as permitted under Section	Continue.

Program		Implementation Status	Continue-Modify-Delete
		17.290 of the Wildomar Municipal Code, and in compliance with Sate Density bonus Laws. This density bonus request also includes allowable concessions to parking, architectural design and expedited processing under SB 35 requirements. The project could yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households.	
PROGRAM H-9.1: Density Bonus. In an effort to comply with Government Code Section 65915 and Senate Bill (SB) 1818, the City of Wildomar will amend its Zoning Ordinance to be consistent with state density bonus law.	Responsible Agency: Planning Department Time Frame: Comply by December 2013 Funding Source: General Fund	This program was completed in December 2013. The City is undergoing an update to its density bonus ordinance to comply with the newly adopted state changes to density bonus laws in 2019/2020.	Continue.
PROGRAM H-10.1: Second Units. In order to comply with AB 1866, the City will permit secondary dwelling units via a ministerial action (by right) in all single-family residential zones.	Responsible Agency: Planning Department Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department Funding Source: General Fund	This program was completed in December 2013. Mandatory State changes from 2016 and 2017 and 2020 have been addressed and new city ordinances adopted to address Accessory Dwelling Units.	Continue, modify as needed to meet future changes in State law.

PROGRAM H-11.1: Priority for Affordable Projects. Give priority to permit processing for projects providing affordable housing when requested. Expand application of processing priority to projects providing housing for seniors and other special needs groups including persons with physical and developmental disabilities.	Responsible Agency: Planning Department Time Frame: As projects are approved through the Planning Department Funding Source: Where feasible, leverage state and federal financing including Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.	Between 2017 and 2020, the City was contacted by several affordable housing developers expressing interest in developing affordable housing. In January 2021, Palm Communities, Inc. submitted to the City an SB 330 Pre-Application Review (PAR) for a 225-unit affordable housing project. A formal SB 35 application was submitted in May 2021 and is currently being processed. The project submittal includes a 7.5-percent density bonus request as permitted under Section 17.290 of the Wildomar Municipal Code, and in compliance with Sate Density bonus Laws. This density bonus request also includes allowable concessions to parking, architectural design and expedited processing under SB 35 requirements. The project could yield 180 housing units affordable to extremely low-, very low-, and low-income households and 42 housing units affordable to moderate-income households. No projects providing senior or special needs housing have been	Continue.

Program		Implementation Status	Continue-Modify-Delete
		proposed due to difficulty securing financing for affordable senior housing. The City will implement this program as projects are proposed.	
PROGRAM H-12.1: Special Needs Housing. Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs including persons with physical and developmental disabilities, and take all actions necessary to expedite processing of such projects.	Responsible Agency: Planning Department Time Frame: As projects are approved through the Planning Department Funding Source: General Fund	No public or private sponsors have requested to identify candidate sites. The City has not been proactive in recruiting public or private sponsors due to limited staffing and financial resources but is open to this proposal if a request was submitted.	Continue, combine with Program H-5.1.
PROGRAM H-13.1: Extremely Low-Income Households. AB2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, such as supportive housing and single-room occupancy units. The City will encourage the development of housing for extremely low-income households through a variety of activities such as performing outreach to housing developers on at least an annual basis, providing financial (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus.	Responsible Agency: Planning Department Time Frame: Comply by December 2013; ongoing, as projects are processed through the Planning Department and annual outreach with local developers Funding Source: General Fund	This program was completed in December 2013.	Modify.

Program		Implementation Status	Continue-Modify-Delete
In addition, the City will allow single-room occupancy units to be permitted in the R-4 and R-6 residential designations with a conditional use permit.			
PROGRAM H-13.2: Farmworkers. The City will amend its Zoning Ordinance in an effort to comply with Sections 17021.5 and 17021.6 of the Health and Safety Code. In addition, the City will allow for farmworker housing in the A-1, A-2, and R-A zones by right.	Responsible Agency: Planning and Building and Safety Departments Time Frame: Comply by December 2013 Funding Source: General Fund	The City amended the Zoning Ordinance in December 2013 but to ensure compliance with Health and Safety Code Sections 17021.5 and 17021.6 this program will be continued.	Modify and Continue.
PROGRAM H-13.3: Reasonable Accommodation. Develop and formalize a general process for reasonable accommodation requests in order to accommodate the needs of persons with physical as well as development disabilities and streamline the permit review process (Sections 4450–4460 of the California Government Code and Title 24 of the California Code of Regulations). The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website. In addition, the City will encourage housing developers to include mobility-impaired accessibility in their project designs. The City will include accessibility considerations in the preparation of the City's capital improvement plan and the	Responsible Agency: Planning and Building and Safety Departments Time Frame: Comply with SB 520 by December 2013 Funding Source: General Fund	This program was completed in December 2013.	Completed. Delete.

Program		Implementation Status	Continue-Modify-Delete
allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical and developmental disabilities. The City will provide exceptions in zoning and land use for housing for persons with physical and developmental disabilities. This procedure will be ministerial process, with minimal or no processing fee, subject to approval by the Planning Director by applying the following criteria: 1. The request for reasonable accommodation will be used by an individual with a physical or developmental disability or their representative protected under fair housing laws. 2. The requested accommodation is necessary to make housing accessible and suitable to an individual with a physical or developmental disability protected under fair housing laws. 3. The requested accommodation would not impose an undue financial or administrative burden on the City. 4. The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.			
PROGRAM H-13.4: Residential Care Facilities. SB 520 requires residential care facilities of six or fewer persons to be permitted in all residential zones. Currently, residential care homes with six or fewer persons are permitted in some zones with a conditional use permit.	Responsible Agency: Planning and Building and Safety Departments Time Frame: Comply with SB 520 by December 2013	In December 2013 the Zoning Ordinance was updated to allow for residential care facilities consistent with state law and comply with state law and the definition of family was	Modify to reflect current State guidance.

Program		Implementation Status	Continue-Modify-Delete
The City will revise the current regulations to meet state law requirements. The City will amend the Zoning Ordinance to allow for residential care facilities with six or fewer persons by right in all residential zones subject only to the same restriction in that zone, and will allow larger licensed residential care facilities of seven or more persons in the R-2 and R-3 zones with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of family to be consistent with current housing law.	Funding Source: General Fund	updated to state -- "Family" shall mean one or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen, and eating areas within the dwelling unit	
PROGRAM H-14.1: Child Care Program. In cooperation with private developers, the City will evaluate on a case-by-case basis the feasibility of pairing a childcare center with affordable, multi-family housing developments or nearby major residential subdivisions.	Responsible Agency: Planning Department Time Frame: Ongoing Funding Source: General Fund	Private developers have not expressed any interest in this program to date.	Delete.
PROGRAM H-15.1: Regional Homeless Issues. The City shall cooperate with the other cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.	Responsible Agency: Planning Department Time Frame: Meet with neighboring cities and the County annually to discuss homeless issues Funding Source: General Fund	Along with the Western Riverside Council of Governments (WRCOG), five southwest cities in Riverside County have created a partnership to address homelessness in the region. This alliance will be meeting regularly to discuss a regional plan for homeless aid.	Continue.
PROGRAM H-16.1: Emergency Shelters. Pursuant to SB 2, the City will allow emergency shelters as a permitted use	Responsible Agency: Planning Department	In December 2013 Chapter 17.88 of the Wildomar Municipal Code was	Completed. Continue to address state law

Program		Implementation Status	Continue-Modify-Delete
(by right) in the Industrial Park (I-P) zone without a conditional use permit or other discretionary review. The I-P zone is close to services and future transit as development occurs. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as: • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation	Time Frame: Comply with SB 2 by December 2013 Funding Source: General Fund	amended to permit emergency shelters in the I-P zone and managerial standards were adopted. The City does required a plot plan review, which is a ministerial process and it used to verify that the proposed project meets the City's development standards as part of a plan check review. No public hearing is required.	concerning low barrier navigation centers.
PROGRAM H-16.2: Transitional and Supportive Housing. Pursuant to SB 2, the City must explicitly allow both supportive and transitional housing types in all zones allowing residential uses exclusively. The City shall amend the Zoning Ordinance to provide separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14, and both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.	Responsible Agency: Planning Department Time Frame: Comply with SB 2 by December 2013 Funding Source: General Fund	This program was completed in December 2013.	Delete. Supportive housing is permitted in all zones that allow multifamily development.
PROGRAM H-17.1: Rehabilitation Program. The City will pursue grant opportunities to create a rehabilitation program. The City will apply for HOME funding for this	Responsible Agency: Planning Department	Due to limited staffing and financial resources, the City has not applied	Continue.

Program		Implementation Status	Continue-Modify-Delete
program and will work with the County to obtain available redevelopment agency funds.	Time Frame: Starting in 2014, annually apply for HOME funds as Notices of Funding Availability are released Funding Source: HOME	for HOME funding to create a housing rehabilitation program.	
PROGRAM H-18.1: Code Enforcement. The City's Code Enforcement staff is responsible for ensuring compliance with building and property maintenance codes. Code Enforcement handles complaints on a reactive basis and deals with a variety of issues, including property maintenance, abandoned vehicles, and housing conditions. The City will continue to use Code Enforcement, as well as Building Division, staff to ensure compliance with building and property maintenance codes. The Code Enforcement program is complaint-based.	Responsible Agency: Building and Safety and Code Enforcement Departments Time Frame: Ongoing Funding Source: General Fund	The City continues to use the Code Enforcement and Building Division staff to ensure compliance.	Continue.

Program		Implementation Status	Continue-Modify-Delete
PROGRAM H-19.1: Preservation of At-Risk Housing Units. State law requires jurisdictions to provide a program in their Housing Elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. The City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures related to noticing and options for preservation.	Responsible Agency: Planning Department Time Frame: Annually monitor starting October 2014 Funding Source: General Fund	The City did not have any units at risk of converting to market rate during the planning period.	Continue, modify to reflect new State law.
PROGRAM H-20.1: Fair Housing. The City will assign a point person to refer individuals, developers, landlords, and any other interested persons to the Fair Housing Council of Riverside County, which provides a number of programs including (1) audits of lending institutions and rental establishments, and (2) education and outreach to apartment owners, associations, management companies, lending institutions, building industry associations, homebuyers, and residents in emergency shelters and transitional housing facilities. The City will also post a link on its website to direct interested parties to the Fair Housing Council's website and any other important information regarding fair housing.	Responsible Agency: Fair Housing Council of Riverside County, Planning Department Time Frame: Ongoing; assign a point person and post a link to the website by December 2013 Funding Source: General Fund	The City's Planning Director is the assigned point person for this program. No complaints have been received to date. The City's website includes a link to the Fair Housing Council's website.	Continue, modify to reflect new State law, combine with Program H-21.1.

Program		Implementation Status	Continue-Modify-Delete
PROGRAM H-21.1: Fair Housing Education. The City will make fair housing educational brochures available at City Hall, the City library, and will post a link on its website referring interested persons to the Fair Housing Council's website as well as to the Fair Housing Council, which provides education and outreach services to the public in both Spanish and English.	Responsible Agency: Fair Housing Council of Riverside County, Planning Department Time Frame: Ongoing; assign a point person and post a link to the website by December 2013 Funding Source: General Fund	The City provides fair housing educational brochures in English and Spanish at City Hall and the City library and has a link on the City's website.	Combine with Program H-20.1
PROGRAM H-22.1: Mortgage Credit Certificate Program. Refer eligible residents to the Riverside County Mortgage Credit Certificate Program for assistance.	Responsible Agency: County of Riverside Economic Development Agency, Planning Department Time Frame: Ongoing; assign a point person and post a link to the website by December 2013 Funding Source: General Fund	There has been no interest within the City regarding the Riverside County Mortgage Credit Certificate Program to date.	Continue
PROGRAM H-22.2: First-Time Homebuyer Program. Consider the implementation of a First-Time Homebuyer Program to provide down payment assistance and closing cost assistance to low-income first-time homebuyers.	Responsible Agency: Planning Department Time Frame: Consider applying for funding annually to establish a program Funding Source: HOME funds	Due to lack of financial resources and the loss of Redevelopment Agency (RDA) monies, the City has not yet implemented a First-Time Homebuyer Program.	Continue.

Program		Implementation Status	Continue-Modify-Delete
PROGRAM H-22.3: Foreclosures. Investigate the feasibility of acquiring foreclosure homes and offering them to residents at prices affordable to low- and moderate-income households.	Responsible Agency: Administration and Planning Department Time Frame: Annually or as funding is available; consider applying for funding to establish a program. Funding Source: Neighborhood Stabilization Program funding	Due to a lack of financial resources and the current economic conditions of the housing market, the City has not investigated the feasibility of acquiring foreclosure homes.	Delete.
PROGRAM H-23.1: Acquisition/Rehabilitation. Work with public or private sponsors to encourage acquisition/rehabilitation of existing multi-family units to be converted to senior housing and housing for persons with disabilities, with a portion of the units required to be reserved for households with lower income.	Responsible Agency: Planning Department Time Frame: Ongoing as opportunities arise Funding Source: HOME, CDBG	The City has not worked with public or private sponsors to encourage acquisition/rehabilitation of multifamily housing units. The County offers similar opportunities through CDBG funding to the low- and moderate-income areas of the City but there has been little success.	Continue.
PROGRAM H-24.1: Promote Energy Conservation. The City will partner with Southern California Edison (SCE) and the Southern California Gas Company (SoCalGas) to promote energy-saving programs, such as the residential Multifamily Energy Efficiency Rebate program and the heating and cooling rebate program, available to SCE and SoCalGas residential customers.	Responsible Agency: Planning and Building Department, SCE, SoCalGas Time Frame: Ongoing as programs are available Funding Source: SCE and SoCalGas funding sources	The City partners with WRCOG and SCE as part of the HERO Program created by the WRCOG. This program has been successful in saving costs and providing solar energy solutions.	Continue.
PROGRAM H-24.2: Ensure Consistency with Green Building Standards. The City annually ensure that local building codes are consistent with state-mandated green building standards.	Responsible Agency: Building Department Time Frame: Annually Funding Source: General Fund	The City is diligent in implementing state-mandated green building standards on development projects as part of its development review process.	Delete.

Program		Implementation Status	Continue-Modify-Delete
PROGRAM H-24.3: Implement State Energy Conservation Standards. The City's Building and Safety Department will be responsible for implementing the state's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking building plans and other written documentation showing compliance and inspecting construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted.	Responsible Agency: Building Department Time Frame: Ongoing Funding Source: General Fund	The City implements the state's energy conservation standards through standard operating procedures.	Delete.

COMMUNITY PROFILE

An accurate assessment of existing and future residents' demographic characteristics and housing needs forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and analysis of demographic and housing factors that influence housing demand, availability, and cost. The focus of this section is on identifying the need for housing according to income level as well as by special needs groups.

NOTE: The most current and relevant data sources were used in the preparation of this Housing Element. This document contains data from the 2010 Census, 2014-2018 American Community Survey, Department of Finance, and Southern California Association of Governments, as well as from other sources.

POPULATION CHARACTERISTICS

Housing needs are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

POPULATION TRENDS

Between 2010 and 2020, Wildomar experienced a population growth of 15.6 percent and Riverside County as a whole grew by 11.5 percent. This shows that Wildomar's population growth in the last 10 years was slightly higher compared to Riverside County (see **Table HNA-1**).

TABLE HNA-1: POPULATION GROWTH

Jurisdiction	Total Population		Growth	
	2010	2020	Total	Percentage
Wildomar	32,176	37,183	5,007	15.6%
Riverside County	2,189,641	2,442,304	252,663	11.5%

Source: California Department of Finance (DOF) E-5 Population Estimates

AGE CHARACTERISTICS

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34–64) may already be homeowners, are usually in the prime earning power of their careers, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

The age distribution for the City of Wildomar and Riverside County is presented in **Table HNA-2**. According to the 2014–2018 American Community Survey (ACS), in the City of Wildomar more than half (59.6 percent) of the population was working age, between 20 and 64 years of age, and almost one-third (27.9 percent) of the population was school age or below, between 0 and 19 years of age. The population 65 years and over represents the remaining 12.5 percent. When compared to Riverside County, the age distribution is similar, although Wildomar had a lower percentage of persons between the age of 45 to 54 and 65 to 84 and a higher percentage of persons between the age 55 to 64 and 85 and over.

TABLE HNA-2: AGE CHARACTERISTICS

Jurisdiction	Median Age	Percentage of Age Groups*								
		0–9	10–19	20-24	25-34	35-44	45-54	55-64	65-84	85 and over
Wildomar	34.9	13.1%	14.8%	7.0%	15.3%	12.9%	11.6%	12.8%	10.3%	2.2%
Riverside County	35.3	13.7%	14.9%	7.1%	13.8%	12.7%	12.8%	11.1%	12.1%	1.7%

Source: 2014-2018 ACS

** Due to rounding, totals may not equal 100%.*

RACE AND ETHNICITY

As shown in **Table HNA-3**, the largest racial group in Wildomar identified themselves as White (68.1 percent). Riverside County as a whole had a lower percentage, 60.8 percent, in the White racial group. There was almost a 10-percent difference in the Hispanic population: 41.2 percent in Wildomar and 48.4 percent in Riverside County as a whole.

TABLE HNA-3: RACE AND ETHNICITY

Income Category	Race/Ethnicity of Population							
	White	African American	American Indian/ Alaska Native	Asian	Native Hawaiian/ Pacific Islander	Other	Two or More	Hispanic or Latino
Wildomar	68.1%	5.1%	0.9%	4.9%	0.8%	16.6%	3.7%	41.2%
Riverside County	60.8%	6.4%	0.8%	6.4%	0.3%	20.8%	4.5%	48.4%

Source: 2014-2018 ACS
** Note: Hispanic is not including in the race percentage.*
Due to rounding, totals may not equal 100%.

HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

HOUSEHOLDS TYPE AND SIZE

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, while non-family households generally occupy smaller apartments or condominiums.

Table HNA-4 displays household composition as reported by the 2014-2018 ACS. In the City of Wildomar, families made up 79.4 percent of all households, of which, 33.8 percent have children under 18 years of age. Riverside County as a whole has a lower percentage of families (72.0 percent) and slightly lower percentage of families with children under 18 years of age (30.3 percent).

TABLE HNA-4: HOUSEHOLD CHARACTERISTICS

Jurisdiction	Households	Average Household Size	Percentage of Households		
			Families	Families with Children Under 18	Nonfamily
Wildomar	10,109	3.57	79.4%	33.8%	20.6%
Riverside County	728,103	3.31	72.0%	30.3%	28.0%

Source: 2014-2018 ACS, Table S1101

OVERCROWDING

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing.

According to the 2014–2018 ACS and as shown in **Table HNA-5**, 3.1 percent of Wildomar's owner-occupied households were overcrowded and 0.6 percent were severely overcrowded, as compared to the county as a whole, where 3.2 percent of the households were overcrowded, and 1.1 percent were severely overcrowded. In renter-occupied households, 7.2 percent of Wildomar households were overcrowded and 2.2 percent were severely overcrowded, as compared to the county, where 8.6 percent were overcrowded, and 3.3 percent were severely overcrowded.

TABLE HNA-5: OVERCROWDED HOUSEHOLDS

Household Size	Owner Households		Renter Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
City of Wildomar						
Less than 1.00	6,758	96.3%	2,799	90.6%	9,557	94.5%
1.01–1.50	221	3.1%	223	7.2%	444	4.4%
1.51 or more	39	0.6%	69	2.2%	108	1.1%
Wildomar Total	***7,018***	***100.0%***	***3,091***	***100.0%***	**10,109**	***100.0%***

Household Size	Owner Households		Renter Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Riverside County						
Less than 1.00	451,938	95.7%	216,825	88.2%	668,763	93.1%
1.01–1.50	15,189	3.2%	21,040	8.6%	36,229	5.0%
1.51 or more	5,274	1.1%	8,083	3.3%	13,357	1.9%
Riverside County Total	***472,401***	**100.0%**	***245,948***	**100.0%**	***718,349***	**100.0%**

Source: 2014-2018 ACS
** Based on occupied housing units.*

HOUSEHOLD INCOME

Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Wildomar. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. According to HCD's 2020 State Income Limits, the area median income (AMI) for a family of four in Riverside County in 2020 was $75,300.

- Extremely Low Income — Up to 30 percent of AMI ($0–$26,200)
- Very Low Income — 31–50 percent of AMI ($26,201–$37,650)
- Low Income — 51–80 percent of AMI ($37,651–$60,250)
- Moderate Income — 81–120 percent of AMI ($60,251–$90,350)
- Above Moderate Income — Above 120 percent of AMI ($90,350 or more)

Table HNA-6 shows the maximum annual income level for each income group adjusted for household size for Riverside County. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE HNA-6: MAXIMUM HOUSEHOLD INCOME BY HOUSEHOLD SIZE, 2020

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low	$15,850	$18,100	$21,720	$26,200	$30,680	$35,160	$39,640	$44,120
Very Low	$26,400	$30,150	$33,900	$37,650	$40,700	$43,700	$46,700	$49,700
Low	$42,200	$48,200	$54,250	$60,250	$65,100	$69,900	$74,750	$79,550
Median	$52,700	$60,250	$67,750	**$75,300**	$81,300	$87,350	$93,350	$99,400
Moderate	$63,250	$72,300	$81,300	$90,350	$97,600	$104,800	$112,050	$119,250

Source: HCD State Income Limits 2020

HOUSEHOLD INCOME

Table HNA-7 provides a summary of Wildomar households in the extremely low-income, very low-income, and low-income range. As shown in **Table HNA-**7, 22.1 percent of Wildomar households are in the low-income range, 7.7 percent are within the very low-income range, and 11.5 percent have an extremely low-income range.

TABLE HNA-7: HOUSEHOLD BY INCOME CATEGORY, 2020

Income Range	Renter Households		Owner Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low (0-30% AMI	615	19.9%	547	7.8%	1162	11.5%
Very Low (30%-50% AMI)	276	8.9%	505	7.2%	781	7.7%
Low (50%-80% AMI)	736	23.8%	1500	21.4%	2,236	22.1%
Moderate (80-120% AMI)	666	21.5%	1162	16.6%	1828	18.1%
Above Moderate (120% AMI or Greater)	799	25.8%	3305	47.1%	4104	40.6%
Total Households	**3,091**	**100.0%**	**7,018**	**100.0%**	**10,109**	**100.0%**

Source: 2014-2018 ACS, Table S1901; HCD State Income Limits 2020

OVERPAYMENT

State and federal housing law defines overpayment (or cost burdened) as a household paying more than 30 percent of gross income for housing expenses. Severe cost burden occurs when a household pays more than 50 percent of its income on housing. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses and is an important measure of the affordability of housing within a city. Overpayment for housing is based on the total cost of shelter compared to a household's ability to pay. Specifically, overpayment is defined as a household paying more than 30 percent of their gross household income for shelter. According to the U.S. Census, shelter cost is the monthly owner costs (mortgages, deeds of trust, contracts to purchase or similar debts on the property, taxes, and insurance) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

A total of 2,060 owner households (20.7 percent of total households) were paying more than 30 percent of their income for housing between 2013 to 2017 (see **Table HNA-8**). In contrast, 1,660 renter households (16.7 percent of total households) were paying more than 30 percent of their income for housing.

Of all owner-occupied households within Wildomar, 285 (2.9 percent) are considered extremely low-income; for 50 percent of those households, the cost of housing is greater than half of the gross household income. Out of all renter-occupied households within Wildomar, 450 (4.5 percent) are considered extremely low income; for 85 percent of those households, the cost of housing is greater than half of their household incomes. The City has included program 11-1 to assist with the

TABLE HNA-8: HOUSING OVERPAYMENT FOR LOW INCOME HOUSEHOLDS

Total Household Characteristics	Number	Percent of Total Households
Total occupied units (households)	9,935	100.0%
Total Renter households	3,035	30.5%
Total Owner Households	6,900	69.5%
Total lower income (0-80% of HAMFI) households	3,070	30.9%
Lower-income renters (0-80%)	1,430	14.4%
Lower-income owners (0-80%)	1,640	16.5%
Extremely low-income renters (0-30%)	450	4.5%
Extremely low-income owners (0-30%)	285	2.9%
Lower-income households paying more than 50%	1,515	15.2%
Lower-income renter households severely overpaying	810	8.2%

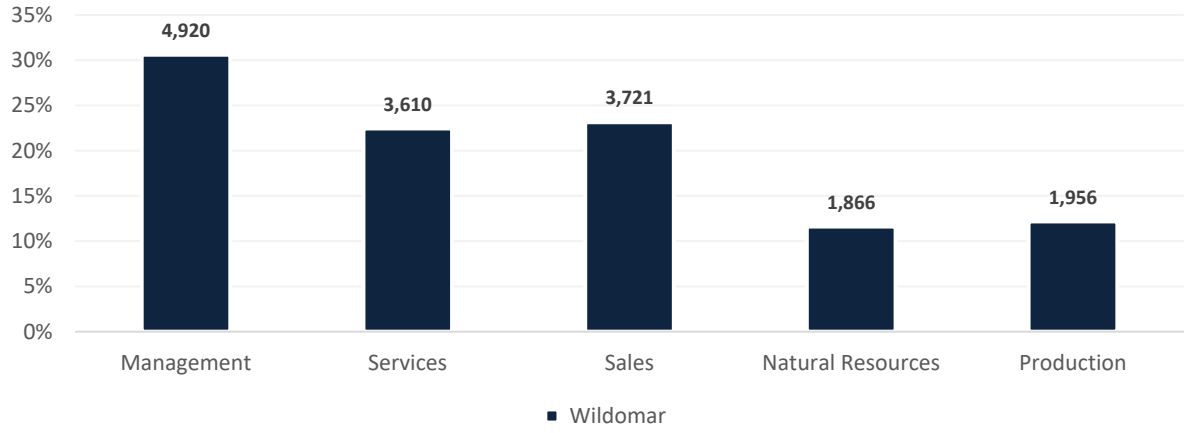
Total Household Characteristics	Number	Percent of Total Households
Lower-income owner households severely overpaying	700	7.0%
Extremely Low Income (0-30%)	735	7.4%
ELI Renter HH severely overpaying	385	3.9%
ELI Owner HH severely overpaying	145	1.5%
Income between 30%-50%	520	5.2%
Income between 50% -80%	460	4.6%
Lower income households paying more than 30%	2,310	23.3%
Lower-income renter households overpaying	1,215	12.2%
Lower-income owner households overpaying	1,095	11.0%
Extremely Low Income (0-30%)	625	6.3%
Income between 30%-50%	760	7.6%
Income between 50% -80%	925	9.3%
Total Households Overpaying	3,720	37.4%
Total Renter Households Overpaying	1,660	16.7%
Total Owner Households Overpaying	2,060	20.7%

Source: 2013-2017 CHAS Data Sets https://www.huduser.gov/portal/datasets/cp.html

EMPLOYMENT BY INDUSTRY

The economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Wildomar and how these patterns influence housing needs. As of 2018, the management economic sector was the largest employer of Wildomar residents, providing 4,920 jobs, or 31 percent of the workforce. The second-largest sector was sales, which employed 3,721 Wildomar residents, or 23 percent, of the workforce. Other large economic sectors include services (3,610 people, or 23 percent); production (1,956 people, or 12 percent); and natural resources (1,866 people, or 12 percent). **Figure HNA-1** shows the types of industries for residents working in the City of Wildomar in 2018 and the employment percentage per occupation.

FIGURE HNA-1: EMPLOYMENT BY OCCUPATION, 2018



Source: 2014-2018 ACS using groupings of Standard Occupational Classification (SOC) codes.

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Wildomar. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

HOUSING TYPE

According to California's Department of Finance, 69.4 percent of the city's housing stock consisted of single-family homes and 5.0 percent were multifamily units, with the remaining 25.2 percent being mobile homes. Riverside County had almost the same proportion of single-family homes (68.4 percent) but had three times more multifamily units (16.0 percent) (**Table HNA-9**). Riverside County had a significantly lower proportion of mobile homes (9.4 percent) than Wildomar (25.2 percent).

TABLE HNA-9: HOUSING UNITS BY HOUSING TYPE

Housing Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Single-Family Detached	8,044	69.4%	585,544	68.4%
Single-Family Attached	45	0.4%	52,844	6.2%
Multifamily 2–4 Units	27	0.2%	39,044	4.6%

Housing Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Multifamily 5+ Units	552	4.8%	98,023	11.4%
Mobile Homes	2,916	25.2%	80,669	9.4%
Total Housing Units	**11,584**	**100.0%**	**856,124**	**100.0%**

Source: CA DOF E-5 Population and Housing Unit Estimates

HOUSING TENURE

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference. **Table HNA-10** details housing tenure in Wildomar and Riverside County according to the 2014-2018 ACS. The City of Wildomar has a slightly higher owner-occupied household percentage (69.4 percent) than that of Riverside County (65.8 percent).

TABLE HNA-10: HOUSING TENURE

Housing Tenure	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Owner-Occupied Households	7,018	69.4%	472,401	65.8%
Renter-Occupied Households	3,091	30.6%	245,948	34.2%

Source: 2014-2018 ACS

VACANCY RATE

Vacancy rates of 5 percent for rental housing and 1.5 percent for ownership housing are generally considered to be healthy. A higher vacancy rate may indicate an excess supply of units and a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

Table HNA-11 shows the occupancy status of the housing stock according to the 2014-2018 ACS. The City of Wildomar had a total vacancy rate of 4.5 percent as compared to Riverside County as a whole, which had a vacancy rate of 13.8 percent. As shown in **Table HNA-11**, the City of Wildomar homeowner vacancy rate was 0.4 percent and the rental vacancy rate was 1.0 percent. For the county as a whole, the homeowner vacancy rate was 1.1 percent, and the rental vacancy rate was 1.7 percent.

TABLE HNA-11: OCCUPANCY STATUS OF HOUSING STOCK

Type	City of Wildomar		Riverside County	
	Number	Percentage	Number	Percentage
Occupied	10,109	95.5%	718,349	86.2%
Vacant	474	4.5%	115,253	13.8%
For rent	109	1.0%	13,906	1.7%
For sale	45	0.4%	9,184	1.1%
Rented/sold, not occupied	88	0.8%	5,980	0.7%
For seasonal/recreational or occasional use	83	0.8%	65,882	7.9%
For migrant workers	0	0.0%	656	0.1%
Other vacant	149	1.4%	19,645	2.4%
Total Housing Units	**10,583**	**100.0%**	**833,602**	**100.0%**

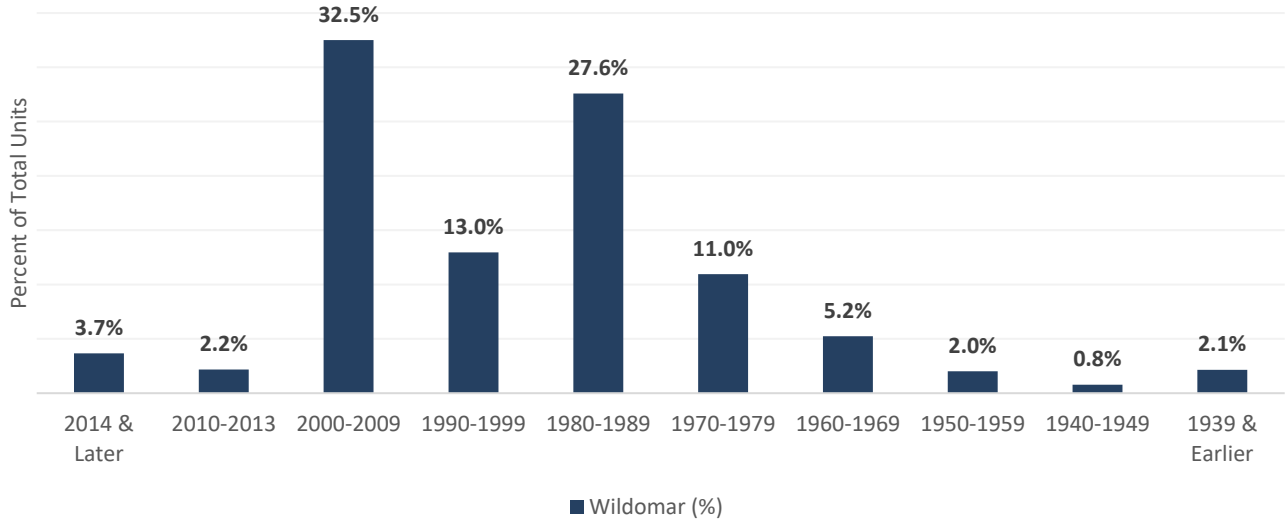
Source: 2014-2018 ACS

HOUSING CONDITIONS

Housing conditions are an important indicator of quality of life in the City of Wildomar. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus, maintaining and improving housing quality is an important goal for communities.

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs. **Figure HNA-2** displays the age of Wildomar's housing stock starting from before 1939 up until 2014 and later, per the 2014-2018 ACS. Among the housing stock, 51.4 percent of the housing units in Wildomar were built since 1990. The remaining 48.7 percent of the housing stock is over 30 years old, meaning rehabilitation needs could be necessary in certain homes. The City estimates that approximately 10 percent of the housing stock needs rehabilitation.

FIGURE HNA-2: AGE OF HOUSING STOCK



Source: 2014-2018 ACS

HOUSING COST AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to the U.S. Department of Housing and Urban Development (HUD) and HCD, housing is considered "affordable" if the monthly housing cost is no more than 30 percent of a household's gross income.

Sales Prices

According to Realtor.com, the median sales price for homes in Wildomar as of December 2020 was $477,500 (**Table HNA-12**). The median sales price in Wildomar is higher than Lake Elsinore and Menifee at $435,000 and $426,000, respectively. However, the median sales price in Wildomar is slightly lower compared to Murrieta ($505,000).

TABLE HNA-12: MEDIAN SALES PRICES, 2020

Jurisdiction	Median Sales Price
Wildomar	$477,500
Lake Elsinore	$435,000
Menifee	$426,000
Murrieta	$505,000

Source: Realtor.com, December 2020

Rental Prices

Table HNA-13 shows the rental costs in Wildomar by the number of bedrooms. Two-bedrooms homes had the highest number of listings and were available for rent at an average price of $2,039. One-bedroom homes had the second-highest number of listings at an average rental price of $1,965. As indicated by **Table HNA-13**, Wildomar only had 12 rental homes listed during October 2020.

TABLE HNA-13: MEDIAN RENTAL COST BY HOUSING TYPE, 2020

Housing Type	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Number of Listings	3	6	2	1
Median Price	$1,965	$2,039	$2,145	$2,745
Price Range	$1,786-1,970	$1,695-$2,369	$1,550-$2,740	-

Source: Hotpads.com, Zillow.com, Realtor.com, October 2020

Housing Affordability

Table HNA-14 provides the affordable rents and maximum purchase price, based on the HCD income limits for Riverside County. As shown in **Table HNA-14**, the maximum affordable rent is $655 for an extremely low-income four-person household, $941 monthly for a very low-income household, $1,506 for a low-income household, and $2,259 for a moderate-income household. As shown in **Table HNA-13**, two- and three-bedroom units were renting at median prices of $2,039 to $2,145, respectively, and therefore are out of the affordability range for extremely low-income, very low-income, and low-income households. The two- and three-bedroom units are within the price range for moderate-income households. As shown in **Table HNA-13**, some units on the lower end of the price range are only within the affordability range for low-income and moderate-income households.

As of December 2020, the median sales price for all single-family homes in the city was $477,500. The maximum affordable sales price for a four-person household is $163,536 for an extremely low-income household, $235,005 for a very low-income household, $376,070 for a low-income household, and $563,949 for a moderate-income household. This indicates that only moderate-income households would be able to afford existing and newly constructed homes in Wildomar at a median sales price of $477,500.

TABLE HNA-14: HOUSING AFFORDABILITY BY INCOME LEVEL (BASED ON A FOUR-PERSON HOUSEHOLD)

	Income Level (Based on a 4-Person Household)			
	Extremely Low	Very Low	Low	Moderate
Annual Income	$26,200	$37,650	$60,250	$90,350
Monthly Income	$2,183	$3,138	$5,021	$7,529
Maximum Monthly Gross Rent[1]	$655	$941	$1,506	$2,259
Maximum Purchase Price[2]	$163,536	$235,005	$376,070	$563,949

Source: California Department of Housing and Community Development 2020 State Income Limits
Notes:
1. Affordable cost 30 percent of gross household income spent on housing.
2. Affordable housing sales price is based on conventional 30-year loan at 3 percent interest and a 5% down payment.

SPECIAL NEEDS GROUPS

Certain groups have greater difficulty in finding acceptable, affordable housing due to special circumstances relating to employment and income, household characteristics, and disabilities, among others. These "special needs" groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and farmworkers.

SENIORS

Senior residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

According to the 2014-2018 ACS, there were 4,534 seniors or 12.5 percent of the total population (age 65 and over) in the City of Wildomar. Riverside County as a whole had a slightly higher percentage of seniors with 13.8 percent of persons ages 65 and over.

Of the senior population, 2,366 seniors were householders in Wildomar, representing 23.2 percent of all households in the city. Of those senior householders, approximately 76.0 percent were owner-occupied and 24.0 percent were renter-occupied. Riverside County's breakdown was similar with 79.2 percent and 20.8 percent, respectively.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or may make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

The American Disabilities Act (ADA) defines an individual with a disability as "as a person who has a physical or mental impairment that substantially limits one or more major life activities, a person who has a history or record of such an impairment, or a person who is perceived by others as having such an impairment."

The City of Wildomar has a disabled population of 9,925 persons, approximately 27.6 percent of the total population, according to the 2014–2018 ACS. **Table HNA-15** provides additional characteristics for the disabled population.

To meet the special needs of disabled residents, the City supports the upgrade of existing buildings to conform to ADA requirements. The City has included **Program H-5.1** to support development of housing accessible to persons with a disability.

TABLE HNA-15: DISABILITIES BY AGE

Type of Disability	Age Group			With Disability	Total Population	Percentage with a Disability
	Under 18 Years	18-64 Years	65+ Years			
City of Wildomar						
Hearing Difficulty	17	376	920	1,313	35,973	27.6%
Vision Difficulty	27	589	340	956		
Cognitive Difficulty	548	879	630	2,057		
Ambulatory Difficulty	28	1,186	1,440	2,654		
Self-Care Difficulty	130	475	672	1,277		
Independent Living Difficulty	--*	753	915	1,668		
Riverside County						
Hearing Difficulty	3,516	24,921	48,125	76,562	2,361,744	22.5%
Vision Difficulty	4,518	26,258	22,570	53,346		
Cognitive Difficulty	15,171	53,819	29,630	98,620		
Ambulatory Difficulty	2,433	63,836	76,195	142,464		
Self-Care Difficulty	4,472	26,019	29,419	59,910		
Independent Living Difficulty	--*	50,110	51,241	101,351		

Source: 2014-2018 ACS
** No data available for this age group with this disability.*

Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812 (Ashburn, 2010) requires the City to include in its analysis of "Special Needs Groups" the needs of those with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a

substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (CDDS) currently provides community-based services to approximately 330,000 with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Inland Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The information in **Table HNA-16** is from the California Department of Developmental Services, charged by the State of California to oversee the coordination and care of people with developmental disabilities, provides a closer look at the disabled population by age.

TABLE HNA-16: DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code Area	0-17 Years	18+Years	Total
92595	152	114	266

Source: California Department of Developmental Services, Quarterly Consumer Report, September 2020

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

LARGE HOUSEHOLDS

Large households are defined as households with five or more members. Large households comprise a special needs group because of the need for larger dwelling units, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller dwelling units, frequently resulting in overcrowding.

Based on estimates from the 2014-2018 ACS, 19.9 percent (2,012) of Wildomar's households were large households, including 5.3 percent (537) that had six or more persons and 3.7 percent (376) that had seven or more persons.

As previously mentioned, 2,012 households in Wildomar were occupied by five or more persons. Of those, 1,323 were owner-occupied households and 689 were renter-occupied households.

SINGLE-PARENT HOUSEHOLDS

Single-parent households (which are predominantly female-headed) are one-parent households with children under the age of 18 living at home. For these households, living expenses generally require a larger proportion of income relative to two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to daycare or childcare, healthcare, and other supportive services.

According to the 2014-2018 ACS, 21.7 percent (2,190 households) of households in the city were single-parent households. Of these households, approximately 64.0 percent (1,401 households) were female-headed and the remaining 36.0 percent (789 households) were male-headed.

FARMWORKERS

Farmworkers are generally considered to have special housing needs because of limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). The typical temporary nature of farm work is not the case in Wildomar. The only work of this nature is dairy work, which goes on year-round and is not seasonal.

Based on the 2014–2018 ACS, it is estimated that there are approximately 127 persons employed in the agriculture, forestry, fishing, and hunting industry, representing only 0.8 percent of the total population. The demand for specific farmworker housing is estimated to be very minimal if at all and therefore housing is addressed through the current housing stock and through overall programs for affordability.

When looking at Riverside County as a whole, according to the US Department of Agriculture's (USDA) 2017 Census of Agriculture, there were 11,365 farm workers in Riverside County. Of those farm workers, the majority (8,469 or 75 percent) were seasonal employees, working less than 150 days per year. The remaining one-quarter of farmworkers (3,714 persons) were permanent employees.

EXTREMELY LOW-INCOME HOUSEHOLDS

In 2020, the median income for a household of four in Riverside County was $75,300. Households that earn 30 percent or less than the county's median income are considered "extremely low-income", making $26,200 or less annually for a household of 4.

Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. These households typically include seniors on Social Security, individuals with disabilities, single parents, farmworkers, and low-wage workers. Some extremely low-income individuals and households are homeless. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing condition. Some extremely low-income households could have members with mental or other disabilities and special needs.

Approximately 7.4 percent (or 735 households) of households in Wildomar fell into the extremely low-income range, according 2013–2017 Comprehensive Housing Affordability Strategy [CHAS]). Of those households, 38.8 percent (285 households) were owner occupied households and 61.2 percent (450 households) were renter occupied households. Of the 735 extremely low-income households, 85 percent were overpaying (paying more than 30 percent of their income on housing costs) for housing and 72.8 percent were severely overpaying (paying more than 50 percent of their income on housing costs).

To address the need for extremely low-income housing, the City has included Program 3.1, 10.1, and 11.1. Additionally, the City permits single-room occupancy units, in compliance with Government Code Section 65583(c)(1).

HOMELESS

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and the complexity of factors that lead to homelessness and to community opposition to the siting of facilities that serve homeless clients. California law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The County of Riverside completed a Point-in-Time Homeless Count in January 2020. According to this data, there are approximately six unsheltered persons within the City of Wildomar. The Riverside County Sheriff's Department and the Social Work Action Group estimated a total of 15 unsheltered persons living in Wildomar and the surrounding areas but did not have an estimate specific to the City of Wildomar available. **Table HNA-17** shows some of the shelter resources available to the homeless in Riverside County.

TABLE HNA-17: HOMELESS SHELTER RESOURCES

Shelter Name	Type of Shelter	City	Clientele or Needs Serviced	Number of Beds
Operation SafeHouse	Emergency	Riverside	Runaway youth	17
Operation SafeHouse	Transitional	Riverside	Ages 18-22 years	15
Path of Life Ministries	Emergency	Riverside	General	135
Project T.O.U.C.H.	Transitional	Temecula	General	215
Project T.O.U.C.H.	Emergency	Temecula	Winter Shelter	25
Valley Restart Shelter	Emergency	Hemet	Families	35
Lutheran Social Services	Permanent	Riverside	General	30
Anchor in Christ	Transitional	Lake Elsinore	Substance Abuse	28
The Hacienda (God's Helping Hand)	Transitional	Perris	Substance Abuse	70
Project Touch	Transitional	Temecula	General	215
Rancho Damacitas Project Independence	Transitional	Temecula	Former Foster Youth	19
Set Free Ministry	Transitional	Lake Elsinore	Substance Abuse	110
Teen Challenge of Riverside	Transitional	Riverside	Substance Abuse	140

Source: Dreamcenterle.org, Murrieta Community Resource Guide, 2018

ANALYSIS OF AT-RISK HOUSING

California Housing Element law requires the analysis of government-assisted housing units that are eligible to convert from low-income housing to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and development of programs aimed at their preservation.

INVENTORY OF AFFORDABLE UNITS

An inventory of assisted units in the City of Wildomar was compiled based on information gathered from the California Housing Partnership Corporation (**Table HNA-18**). According to the California Housing Partnership Corporation, there is one assisted property in Wildomar. This property is not at risk of opting out of programs that keep them affordable to very low- and low-income households over the Housing Element period (2021-2029).

TABLE HNA-18: ASSISTED UNITS INVENTORY

Projects	Total Units	Assisted Units	Type	Funding Source	Earliest Date of Conversion
Wildomar Senior Leisure Living	176	175	Senior	LIHTC	2053

Source: California Housing Partnership Corporation 2021

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Should a property become at risk, the City maintains an active list of resources by which to preserve that property.

In addition, the City of Wildomar will develop procedures for monitoring and preserving at-risk units, which will include the following:

- Monitor the Risk Assessment report published by the California Housing Partnership Corporation.
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.

- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.
- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

Nonprofit entities serving Riverside County, including Wildomar, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Nexus for Affordable Housing
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services
- BUILD Leadership Development

ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

In order to comply with AB 686, the City has completed the following outreach and analysis.

OUTREACH

As discussed in the Public Participation section of the Housing Element, the City held a Planning Commission Study Session and invited the public to attend and participate. This study session was held in addition to the standard public hearing process and conducted individual consultations with stakeholders. A flyer with information about the workshop was sent to local service providers, affordable housing developers, and legal aid providers in an effort to reach lower-income residents and special needs groups. At this public outreach presentation, the Planning Commission discussed the need to address affordable housing issues in general. No community members elected to participate; however, the event was held virtually and is available on the City's website, so residents have ongoing access to this information. The City has included **Program H-17.1** to conduct ongoing outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in Planning Commission, City Council, and committees as they are formed. Members of the community were also encouraged to share input to ask questions before and after the workshop by emailing the Planning Director.

The City also conducted one-on-one consultation meetings with housing advocates, housing and service providers, and community organizations who serve the general public and special needs groups. As with the workshop, the purpose of these consultations was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the study session and public hearings. The primary concerns that stakeholders raised related to fair housing included:

- Limited availability of appropriately zoned land to accommodate high-density affordable housing that limits mobility options for lower income households;

- Lack of a varied housing supply that can result in occupants living in inaccessible housing for their needs or overcrowded situations;
- Discriminatory practices by landlords against low-income persons and persons with disabilities; and
- Community opposition to affordable, high-density housing in the City.

The issues raised by stakeholders identified barriers to fair housing in the form of housing mobility opportunities and exclusionary behaviors that may result in displacement. In order to address these, the City has included **Programs H-1.1** and **H-1.2** to ensure there is a supply of high-density land available and **Program H-17.1** to address discriminatory practices and community position on high-density housing. The collection process for this qualitative data is described in greater detail in the Public Participation section of this Housing Element.

The primary fair housing issues identified by the Fair Housing Council of Riverside County (FHCRC) were refusal by landlords to grant reasonable accommodation requests and poor housing conditions, specifically pest infestations and mold that can create health problems for occupants. In both instances, FHCRC noted that these issues, and others, present barriers to safe and equal housing opportunities, particularly for lower-income households that may have more limited housing options. The City will provide biannual training for landlords on their responsibilities to their tenants and fair housing laws (**Program H-17.1**) and will develop a code enforcement program to ensure owners are addressing building and maintenance issues without displacing occupants, or with relocation assistance (**Program H-15.1**). Additional data collected from the FHCRC on local and regional fair housing issues is described in the Enforcement and Outreach Capacity section of this assessment.

The local data and knowledge gathered during these consultations was used to inform this assessment of fair housing issues, reveal barriers to fair housing, and identify factors that contribute to these issues (**Table HNA-19**). In an effort to gather ongoing local input and data and encourage all residents to participate in planning processes, the City has included **Program H-17.1** to meet annually with fair housing providers to discuss local fair housing issues and concerns, offer translation services to improve accessibility for all residents, conduct targeted outreach to underrepresented groups, and meet with service providers for special needs and underrepresented groups.

ASSESSMENT OF FAIR HOUSING ISSUES

The California Government Code Section 65583 (10)(A)(ii) requires the City of Wildomar to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, the California Tax Allocation Committee (TCAC) and HCD have developed annual maps of access to resources such as high-paying job opportunities, proficient schools, safe and clean neighborhoods, and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community. According to the HCD/TCAC 2020 Opportunity Areas Map, the City of Wildomar is split between high/highest resource areas south of Wildomar Trail and moderate resource in most areas to the north of Wildomar Trail, except for high resource areas south of Palomar Street (**Figure HNA-3**). While there are no low resource areas or areas of high segregation and poverty in the City of Wildomar, all areas west of the City in Lake Elsinore are considered low resource. Although the City does not plan for housing for these areas, it is likely that many of these residents rely on Wildomar for services and it is possible that people that work in Wildomar live in these areas. As such, the City has taken a broader view than just the city limits when assessing fair housing issues.

Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until "Low Resource" areas, which typically have limited access to education and employment opportunities and may have poor environmental quality. The trends and factors that have resulted in these patterns of access to resources, and other fair housing issues, may have stemmed from historical patterns or from current practices.

Patterns of Integration and Segregation

Diversity

As shown in **Figure HNA-4,** in 2018 the City of Wildomar had a similar diversity index score to much of the surrounding areas. However, while the majority of residents in communities north of Wildomar identify as Hispanic, Wildomar is predominantly White and non-Hispanic, as described in the Community Profile of the Housing Element. In the Southern California Association of Governments (SCAG) region, northern areas in Los Angeles and San Bernardino Counties have a higher percentage of residents that identify as Hispanic than White. This trend differs from more southern areas of the SCAG region, including Wildomar. Wildomar more closely reflects the patterns of diversity found in urban areas of Riverside County, where the diversity index is consistent across communities, indicating that there are not concentrated areas of more or less diversity.

While 68.1 percent of Wildomar residents identify as White, there do not appear to be any areas with significantly higher or lower levels of diversity than any other within the city or immediately adjacent areas (**Figure HNA-4**), suggesting that the community is well integrated in this regard. This trend is an increase in the distribution of diversity scores across the city since even 2010, when the diversity index scores were slightly lower in the southeastern portion of the city.

Income and Race

A racially or ethnically concentrated area of poverty (R/ECAPs) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. In the SCAG region, there are several R/ECAPs located in major cities and unincorporated areas. However, there are no R/ECAPs located in the City of Wildomar. The nearest R/ECAP is the community of Meadowbrook located northeast of Wildomar. While there are no R/ECAPs in Wildomar, there is a higher percent of the population living below the poverty line along the northwestern city limit adjacent to the City of Lake Elsinore. Across Lake Elsinore, there is a significantly higher rate of poverty than anywhere in Wildomar (**Figure HNA-5**). As shown in **Figure HNA-5,** there is a slightly higher rate of poverty southwest of I-15 in Wildomar than to the north of the freeway, which corresponds with a higher concentration of Housing Choice Voucher recipients living between Palomar Street, Central Avenue, Clinton Keith Road, and I-15. In this area, 5 to 15 percent of housing units are occupied by voucher holders, while there are no notable concentrations east of I-15. Beginning January 1, 2020, under California Government Code Section 12927(i), landlords must accept Housing Choice Vouchers as an acceptable source of income for tenants. Therefore, the concentration of voucher recipients may be due to the availability of housing that is affordable with a voucher, meets the condition requirements of the voucher, or that landlords in other areas of the city are unaware of the requirement to accept vouchers. While 12.4 percent of the population in Wildomar has an income at or below the poverty line, this is a decrease from 15 percent in 2015. Despite this slight decline, the City has included **Program H-17.1** to provide regular training to landlords on requirements under fair housing law and **Programs H-3.2, H-4.1,** and **H-7.1** to expand the supply of affordable housing so there are more options for lower-income households throughout the city.

In contrast to a R/ECAP, a racially concentrated area of affluence (RCAA) is defined as a census tract in which 80 percent or more of the population is White and has a median income greater than $125,000 annually. While there is a higher median income in the southern portion of the City, south of Clinton Keith Road, these areas do not correspond with a White population that is 80 percent or more of the population in that area. Therefore, there are no areas of Wildomar that qualify as a RCAA. Most RCAAs in the SCAG region are located in coastal communities while inland suburban communities do not reflect this pattern.

Persons with Disabilities

As discussed in the Community Profile section of the Housing Element, approximately 27.6 percent of Wildomar's population in 2018 had at least one disability, and 40.2 percent of those individuals were seniors, who are more likely to have an ambulatory, visual, or hearing disability. Since 2014, the percent of the population with a disability has increased slightly across the City, but still reflects the SCAG region and the rate of disability is even across the City. The rate of disability in Wildomar is similar to all incorporated jurisdictions in Riverside County and most suburban communities in the SCAG region. Disability rates are higher further inland in the region, indicating that the City of Wildomar does not have a disproportionate concentration of persons with disabilities when compared to the region or a smaller percentage of persons with disabilities that would indicate barriers to this population. In Wildomar, the senior population has increased since 2012, from 9.8 percent of the population to 12.5 percent in 2018, which may account for a large portion of the increase in the percentage of the population with a disability during this time period, from 10.4 percent in 2012 to 13.9 percent in 2018. The City will explore amending the Wildomar Municipal Code to allow residential care facilities for seven or more persons in all residential zones to ensure that residents are able to age in place with access to the resources they need (**Program H-11.2**) and will work with disability service providers to identify whether there is unmet demand for services in any area of the city (**Program H-17.1**).

Familial Status

Wildomar has historically been highly family-oriented, a pattern that exists today, and will in the future. As shown in **Figure HNA-6**, Wildomar and the surrounding areas are dominated by married-couple families and families with children. Given the low vacancy rate for both ownership units (0.4 percent) and rental units (1.0 percent) in 2018, this may suggest that there is a shortage of homes to meet the needs of existing family types in Wildomar. While many communities across the SCAG region are predominantly made up of married-couple families, like Wildomar, the percentage of households with children decreases in more rural and unincorporated areas, especially in the eastern portion of the region. The City will work with developers to promote and incentivize the development of a variety of housing types to meet the needs of all current and future residents (**Programs H-4.1**).

Other Relevant Factors

While not incorporated until 2008, development in the Wildomar area began in the 1880s with the introduction of train service to present day Lake Elsinore. In 1885, the first map of the Wildomar townsite was made by its founders and formal development began thereafter with the construction of a school, federal buildings, and a town center. The townsite was originally platted for large-lot, single-family construction, which was standard for the time but supported a lower-density downtown that persists today. While Wildomar's growth originated with the construction of the Southern Pacific Railroad through the townsite, heavy rains in 1884 washed out the tracks which were never replaced. The following century of slow growth

therefore, was not largely influenced by the presence of the railroad beyond a concentration of retail and commercial at the original center of town where which, in some jurisdictions, can result in significantly different land use patterns and segregation.

With the opening of the Temecula Valley Freeway (Interstate [I-] 15) in 1985, Wildomar's community was revitalized, and growth began again. Due to its historic foundation as a railroad community, Wildomar's services are generally located along the in the original center of town where the railroad once was and have since stretched along the length of the I-15 corridor. Interstate 15 bisects the City in a north-south direction. Areas west of I-15 are typically smaller, older homes, indicative of the older nature of this part of the city, which tend to be more affordable than larger, newer homes east of I-15. West of I-15, poverty rates tend to be higher, ranging from approximately 6.5 percent to 13.4 percent, while east of I-15 rates range from 4.2 to 10.0 percent. While these do not differ significantly, the presence of smaller, more affordable homes may be more accessible for lower-income households, resulting in a slightly higher rate of poverty. In order to address the disproportionate concentration of lower-income households, the City will employ several strategies to encourage the construction of affordable housing in high opportunity areas and throughout the city to facilitate housing mobility (**Programs H-3.2, H-4.1, H-7.1,** and **H-9.1**).

The hillside arching through the eastern portion of the City present another barrier in Wildomar. The topography creates a barrier between the residential and commercial areas to the south of the mountains and the residential area to the north. Additionally, due to steeper topography adjacent to the hillside, development is more limited with regards to high density housing construction. Its historical ties to the railroad community and geographic location have resulted in the distribution of density Wildomar has today, with higher-density residential uses concentrated on the northern and southern areas of the City and lower-density uses in the historic areas. However, poverty rates, racial and ethnic concentrations, and other potential indicators of segregation do not exist between areas north and south of the topographic barrier. Housing north of the mountains reflect the development patterns south of the mountains, east of I-15, with larger homes in suburban development. Additionally, despite topographic factors and transportation routes that have influenced how the City of Wildomar has grown in the last 40 years, public investment in infrastructure has remained balanced throughout the city. There is no history of disproportionate investment in certain areas of the city, or lack of investment in others. Therefore, there are no patterns of disproportionate access to opportunity as a result of public investment.

Zoning in Wildomar was, until 2008 upon incorporation, established as part of the greater Riverside County governmental agency. The area that is present day Wildomar was part of the urbanized western Riverside County, as opposed to the more agricultural eastern Riverside County. This distinction is part of what drove targeting commercial zoning and higher density and mixed use zoning in the town center of Wildomar, along

the interstate and other major transit routes. The County established Mixed Use Planning Areas which still exist today, emphasizing a shift toward denser, more integrated residential and commercial development. When the City of Wildomar incorporated, it inherited both the current and historic growth patterns that had resulted from being part of unincorporated Riverside County. Riverside County has no history of exclusionary zoning practices or land use policies that influenced the development of present-day Wildomar. Growth was dependent on access to transit and resources and resulted in a denser city core and more suburban exteriors that were not explicitly exclusionary.

In the last decade, population growth has primarily occurred east of I-15, in newer areas of the city with available land. West of I-15 between Almond Street and Wildomar Trail, and west of Palomar Street, the population decreased slightly. The concentration of population growth is not surprising considering that most areas west of I-15 are built out, however the declining population in some neighborhoods west of I-15 may be a symptom of residents being drawn to other neighborhoods of Wildomar or elsewhere. To ensure that residents have access to a variety of affordable housing types to remain in their neighborhood if they choose to, the City will pursue funding to assist homeowners with securing rehabilitation funding (**Program H-14.1**), allow ADU's in all residential zones (**Program H-9.1**), and will develop a program to connect lower-income residents with affordable housing opportunities. (**Programs H-4.1** and **H-17.1**)

Educational attainment may also indicate discrepancies in access to educational opportunities, or varying needs for types of employment based on education levels. In 2019, approximately 81.6 percent of Wildomar residents had earned a high school diploma while approximately 11.5 percent had a bachelor's degree or higher. There are no neighborhoods in the City that have notably lower rates of attainment of a bachelor's degree or higher; however, west of Palomar Street and west of Lost Road have high school educational attainment rates of 64.4 percent and 69.9 percent, respectively. However, despite areas with lower educational attainment levels, these areas do not have lower median incomes or other indicators of fair housing issues beyond what is discussed throughout this assessment of fair housing. Educational attainment may still be a cause of fair housing issues; therefore, the City will promote the availability of the County's CalWorks program to assist lower-income households to enter or re-enter the workforce and will work with the school district and developers to ensure all neighborhoods have equal access to strong educational opportunities (**Program H-17.1**).

Access to Opportunity

Educational Opportunities

There are several schools located in Wildomar, including Wildomar Elementary School, Donald Graham Elementary School, David Brown Middle School, and Elsinore High School, among others. Of the

approximately 11 schools located within city limits, 8 are located west of I-15. Due to geographical constraints, there are limited areas of development east of I-15 and, therefore, less need for schools in this area. However, there are no schools located in the developed northeast corner of Wildomar, reducing access to schools for residents of this area. As shown in **Figure HNA-7**, a more positive educational outcome is expected for students in the southern portion of the city, where there is greater access to resources, including schools. The access to strong educational opportunities decreases in the northern portion of the city, though remains higher than areas west of Wildomar. There is a significant discrepancy in expected educational outcome for residents between these two areas of the city, suggesting that there is more limited access to high-quality schools in the northwestern areas of the city due to the quality of schools or proximity to them. The City will work with school districts and developers to ensure residential development in the northern portion of the city can be accommodated by existing school capacity or will assist with identifying a site for a new school, if needed (**Program H-17.1**). Despite the differences in expected educational outcome between the northern and southern reaches of the city, Wildomar as a whole has a more positive educational outcome expected than many areas in the SCAG region and Riverside County. Wildomar reflects the educational scores in the nearby cities of Murrieta, Temecula, and Rancho Santa Margarita, and has a significantly higher score than the cities of Lake Elsinore, Perris, and Hemet. In the SCAG region, suburban communities tend to have higher educational scores than urban and rural, which reflects the score in Wildomar as a suburban city.

Employment Opportunities

According to HUD's 2017 analysis of proximity to jobs, Wildomar, and most of western Riverside County, are located far from employment opportunities (**Figure HNA-8**). However, the mean commute times of residents, as reported by ACS, suggest that residents of Wildomar are located within a similar distance to jobs as residents of Temecula, which HUD identified as a job center. The mean commute time for residents of Wildomar was 37.4 minutes in 2019, which has not changed since 2010. This was only slightly higher than that for residents of the cities of Temecula (36.1 minutes) and Murrieta (35.7 minutes), and lower than other surrounding communities, including the cities of Lake Elsinore (45.5 minutes), Menifee (42.9 minutes), and Perris (37.7 minutes). In addition to having a stable commute time that is similar to surrounding communities, the unemployment rate in Wildomar is similar to, or lower than, all of these jurisdictions, as well as the County as a whole, according to the California Employment Development Department. Before the COVID-19 pandemic resulted in a national spike in unemployment, the unemployment rate in the City of Wildomar in 2020 was 3.9 percent, lower than the Riverside County rate of 4.2 percent. In December 2020, that rate had increased to 8.3 percent in the city, but remained lower than Riverside County rate of 9.1 percent. Therefore, given this data, the supply of jobs for Wildomar residents appears to meet demand and does not differ significantly from the region.

Mobility

Wildomar residents are served by Riverside Transit Agency (RTA) routes 8 and 23. Route 8 operates on a loop between Lake Elsinore and Wildomar and Route 23 runs from Wildomar to Temecula, with a stop in Murrieta. Both routes operate seven days per week, approximately 12 hours per day, but have 60- to 75-minute headways. There are very limited fixed-route transit options within the City of Wildomar, with no transit available to residents in the northeast portion of the city. All Transit is a data tool that measures access to transit, connectivity, and service availability. According to All Transit, the City of Wildomar has a transit performance score of 1.9, compared to 3.3 for Riverside County and 5.5 for the SCAG region as a whole. Given the limited routes and frequency of public transit in Wildomar, the City will work with RTA to assess unmet transit needs and expand routes and frequency as needed (**Program H-17.1**).

Housing for Persons with Disabilities

To meet the needs of the population with disabilities in Wildomar, there is one licensed adult residential care facility and 10 licensed residential care facilities for the elderly. Additionally, residents are served by Dial-A-Ride, an advanced reservation, origin-to-destination transportation option offered by RTA for seniors and persons with disabilities at locations within three-quarters of a mile of an RTA fixed route. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through their reasonable accommodation process, discussed in the Governmental Constraints section of this Housing Element, and by seeking funding to assist with rehabilitations (**Program H-17.1**).

Environmental Health

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. A community with a in the 75th percentile or above, is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community. There are no disadvantaged communities in the City of Wildomar. North of Lemon Street and west of Lost Road is in the highest percentile in the city (53rd percentile). Outside of that area, east of I-15 scores between the 29th and 37th percentile; west of I-15 scores between the 33rd and 46th percentile. While environmental conditions in Wildomar are similar to or lower than surrounding jurisdictions, and significantly lower than many dense urban areas in the SCAG region, there is a slight between neighborhoods on either side of the interstate within the City, despite not having any areas with considerably poor environmental conditions. In the SCAG region, many cities and communities in urban areas have poorer

environmental conditions than are found in Wildomar while smaller communities are similar to Wildomar. To ensure residents across the City, regardless of location, have access to positive environmental conditions, the City will review open space requirements for new developments and will revise as necessary to ensure all residents have access to healthy outdoor spaces (**Program H-17.1**).

Disproportionate Housing Need and Displacement Risk

Overcrowding and Overpayment

As discussed in the Community Profile of the Housing Element, overcrowding is an issue in the City of Wildomar, especially among renter households. While there are no areas with a higher concentration of overcrowded households, 9.4 percent of renter households live in overcrowded situations, compared to 3.7 percent of owner households. Both rates are lower than overcrowding Riverside County overall (11.9 percent of renters, 4.3 percent of owners). Overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need resulting in an increased risk of displacement for households living in overcrowded situations. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in Wildomar. The City will meet with the developers to identify barriers to constructing larger housing (**Program H-17.1**) and has included several other programs to incentivize development of affordable housing.

As with overcrowding, overpayment is a widespread issue in Wildomar, with 37.4 percent of households overpaying for housing. However, the issue is even more prominent among renter households than owner households, with approximately 53.7 percent of renters overpaying for housing. **Figures HNA-9** and **HNA-10** demonstrate how persistent the issue is across Wildomar. This reflects patterns of overpayment across the SCAG region, where overpayment has remained an issue among renters in recent years while decreasing among homeowners. In Wildomar, the percent of the population overpaying for housing is relatively similar between owners and renters in the eastern portion of the City but is significantly higher among renters in the western portion. This may suggest that in the more urbanized western portion of the City, with closer access to resources, either there are fewer affordable rental options for the share of the population that lives here or that the cost of housing is higher overall. While low-density land use designations are more pervasive in the western portion of the City, there are also higher-density areas surrounding commercial uses and major thoroughfares, so the availability of land for higher-density housing is similar between the eastern and western areas of the City. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities within the City (**Programs H-4.1** and **H-17.1**).

Housing Condition

In addition to extensive overpayment, just less than half of the housing stock in Wildomar is older than 30 years and may need repairs. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. According to Comprehensive Housing Affordability Strategy (CHAS) data compiled by the U.S. Census Bureau, approximately 22 percent of Wildomar households which may include overcrowding, lack of a complete kitchen, lack of complete plumbing, or severe cost-burden. As identified above, many homeowners and renters in Wildomar are cost burden, and may represent a large percentage of the 22 percent of households with a severe housing problem identified in CHAS. The rate of housing programs for these four categories combined is lower than most jurisdictions in western Riverside with the exception of the cities of Murrieta and Temecula. Wildomar also has a lower rate of housing programs than most jurisdictions in the SCAG region, indicating that substandard housing may be a larger issue in other communities. However, to prevent residents occupying, or being displaced from, substandard housing, the City will seek funding to assist homeowners with rehabilitation costs and will develop a code enforcement process that will prevent displacement or assist with relocation costs for lower-income households (**Programs H-14.1** and **H-15.1**).

Homelessness

As discussed in the Special Needs Group section of the Housing Needs Assessment, there are approximately 15 unsheltered homeless persons living in the City of Wildomar and the surrounding area, according to the Riverside County Sheriff's Department and the Social Work Action Group. Compared to the region, Wildomar has a smaller percentage of its population that is homeless than most Riverside County cities. The 2020 point-in-time survey estimates that less than the homeless population in Wildomar makes up less than 1 percent of the total unsheltered population of District 1 in Riverside County, compared to the City of Lake Elsinore which makes up 4 percent of the homeless population in District 1. Persons experiencing homelessness, or at risk of becoming homeless, are typically extremely low-income and are displaced from housing due to inability to pay or other issues. While there are several shelters and homeless resources available to homeless residents of Wildomar (**Table HNA-17**), there are limited services available inside city limits. In order to facilitate the construction of emergency shelters, the City has included **Program H-13.1** to allow low-barrier navigation centers in all zones that allow mixed-use and non-residential zones that allow multifamily uses as well as permit emergency shelters in the I-P zone. The City also encourages development of housing for extremely low-income housing through outreach to developers, financial and technical assistance, expedited processing, and other incentives identified in **Program H-11.1**.

Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the City also indicates an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. According to Zillow, the average home value in Wildomar has increased 13.4 percent annually since 2011, increasing from $221,000 which was affordable to a household earning approximately $35,500 annually to $546,000 in June 2021, a price that is affordable to a household earning approximately $87,500. The rate of increase in rental prices still outpaces wage increases but is less than that of home values. Between July 2018 and July 2021, the average rent in Wildomar increased 5.3 percent annually, from prices affordable to households earning $75,500 to those earning $88,800 or more. While housing costs have increased rapidly, wages have not kept pace. The average income in Wildomar has increased approximately 2 percent annually, from $76,357 in 2010 to $91,355 in 2019 according to the American Community Survey. The difference in these trends indicates growing unaffordability of housing in Wildomar, as is the case throughout the region and state. In order to address affordability challenges, the City will encourage and incentivize development of affordable housing units, particularly in high opportunity areas and will develop a program to connect lower-income residents with affordable housing opportunities (see **Table HNA-19**).

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In Wildomar, overpayment is typically, but not always, linked to areas with a lower median income. As discussed under Patterns of Integration and Segregation, there are higher rates of poverty in the northern portion of the City (see Figure HNA-5). As shown in Figures HNA-9 and HNA-10, the rate of overpayment among homeowners is slightly higher in this area of the city as well, while overpayment of renters is relatively constant across all populated areas of the city. As a result, displacement risk due to overpayment for low-income renter households is not significantly higher in any one area of the city but may be slightly higher for low-income homeowners in the northern portion of the city. The City has included **Programs H-4.1** and **H-17.1** to connect lower-income households with affordable housing opportunities, and will promote the availability of this program in the neighborhood with an increased risk of displacement due to a concentration of lower-income homeowners overpaying for housing.

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulation through a twofold process: review of City policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

At the time of this Housing Element update, the City is conducting a comprehensive review of the City's zoning laws and policies for compliance with fair housing law and anticipates completing this review and update during the 2021 calendar year. In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. To address issues not related to development standards, all discrimination and fair housing inquiries or complaints are handled by the City Planning Director, who works directly with the complainant to refer cases to the Fair Housing Council of Riverside County. While no cases have been received through this process to date, the City will continue to promote the availability of this referral service and other fair housing information on the City's website (**Program H-17.1**).

The Fair Housing Council of Riverside County (FHCRC) provides services to residents of Riverside County and its incorporated cities to promote fair housing and protect the housing rights of all individuals. In December 2020, FHCRC reported that they receive an average of 60 to 90 calls per day from residents throughout the County regarding discrimination complaints and housing disputes. Where possible, FHCRC provides mediation services before submitting complaints to HUD. The most common type of complaint throughout Riverside County comes from people with disabilities requesting reasonable accommodations; however, since the start of the COVID-19 pandemic, FHCRC has seen an increase in complaints regarding discrimination and sexual harassment. The most common type of complaints received by FHCRC regarding the physical condition of homes are infestation of insects and cases of mold. FHCRC confirmed that these issues are not isolated to Wildomar and are experienced by residents across their service area. While they do not track the origin of complaints to Wildomar, FHCRC reported in their quarterly reports that they received a total of 1,549 complaints between January and September 2020 from residents of West County, which includes Wildomar. The data received from FHCRC supports many of the findings of this assessment of fair housing regarding housing condition and accessible housing near services for special needs groups. The local and regional context of the information provided to the City was used to inform fair housing issues while the contributing factors were identified through the more local lens of this assessment. FHCRC's feedback is reflected in the issues and factors identified in **Table HNA-19**.

In their *2019 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received 36 housing complaints from residents of Riverside County, approximately 3.8 percent of the total number of cases in the state that year (934). As part of the Fair Housing Assistance Program (FHAP), DFEH dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that just four cases were filed by residents of the City of Wildomar between January 1, 2013, and February 8, 2021. Of these four cases, one resulted in a no-cause determination and three

were closed through conciliation or settlement. One case alleged discrimination based on sex, two alleged discriminations based on race, and two alleged disability based on disability. The total alleged bases is higher than the number of cases due to one alleging two bases. In addition to these cases, five inquiries of unknown bases were sent to HUD to determine whether a case would be valid. In reviewing these cases, one inquirer failed to respond to HUD's follow-up, three resulted in a finding that there was no valid issue or basis, and one was not pursued for undisclosed reasons.

FHCRC and DFEH were not able to provide specific location information for cases either because they do not track the geographic origin of complaints or due to confidentiality concerns. Therefore, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. **Program H-17.1** has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

SITES INVENTORY ANALYSIS

The City examined the opportunity area map prepared by HCD and TCAC (**Figure HNA-3**). The opportunity area map identifies areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

Using the statewide opportunity area map and indicators of segregation, displacement risk, and access to opportunity as overlays to the City's sites inventory, the City was able to identify if the sites identified in the inventory to accommodate the lower-income Regional Housing Need Allocation (RHNA) affirmatively further fair housing and combat any existing identified patterns. The sites identified to meet the lower-income RHNA are distributed across the city and are located primarily in areas of high or highest resource. The largest concentration of sites is located near the southeast boundary of the city where land uses are varied, and the mix of residential densities permitted promotes a variety of housing to meet all income needs. Sites, 2, 5, 6, 8, 10, and 13 identified to meet the lower-income RHNA are in this area, where the median income is approximately $135,000 and the neighborhood is designated as a highest resource area. The integration of affordable housing into this neighborhood will promote mixed-income communities and will facilitate housing mobility and improve access to opportunity for lower-income households. There are no sites identified to meet the lower-income RHNA located in the area with a concentration of HCV holders, thus promoting integration of affordable housing with market-rate, and no lower-income sites are disproportionately concentrated in areas with overpayment, overcrowding, or known substandard housing conditions. The distribution of these sites in primarily high and highest resource areas, both north and south

of I-15, will affirmatively further fair housing by promoting mobility opportunities and encouraging affordable housing in high opportunity areas.

The remainder of the sites, identified to meet the moderate- and above moderate-income RHNA, are located throughout the city, as shown in figures **HNA-12** through **HNA-15**. As with the lower-income sites, no moderate- or above moderate-income sites are located in areas with disproportionate rates of overpayment compared to the city or region or overcrowding. These sites are located in moderate, high, and highest resource areas along with the lower-income sites, thus affirmatively furthering fair housing through income integration and encouraging a variety of housing in all resource areas to stimulate investment through the development process. The City does not have any areas of high segregation and poverty, therefore no sites will be concentrated in an area such as this. The sites in **Tables HNA-23** and **HNA-24** will provide access to services, employment, and educational and recreational opportunities for future residents and are a mechanism of affirmatively furthering fair housing by promoting mixed-income neighborhoods, facilitating mobility to high opportunity areas, and reducing displacement risk for both tenants and homeowners.

CONTRIBUTING FACTORS

Through discussions with stakeholders, fair housing advocates, and the assessment of fair housing issues, the City identified several factors that contribute to fair housing issues in Wildomar, as shown in **Table HNA-19**.

TABLE HNA-19: FAIR HOUSING ISSUES IN WILDOMAR

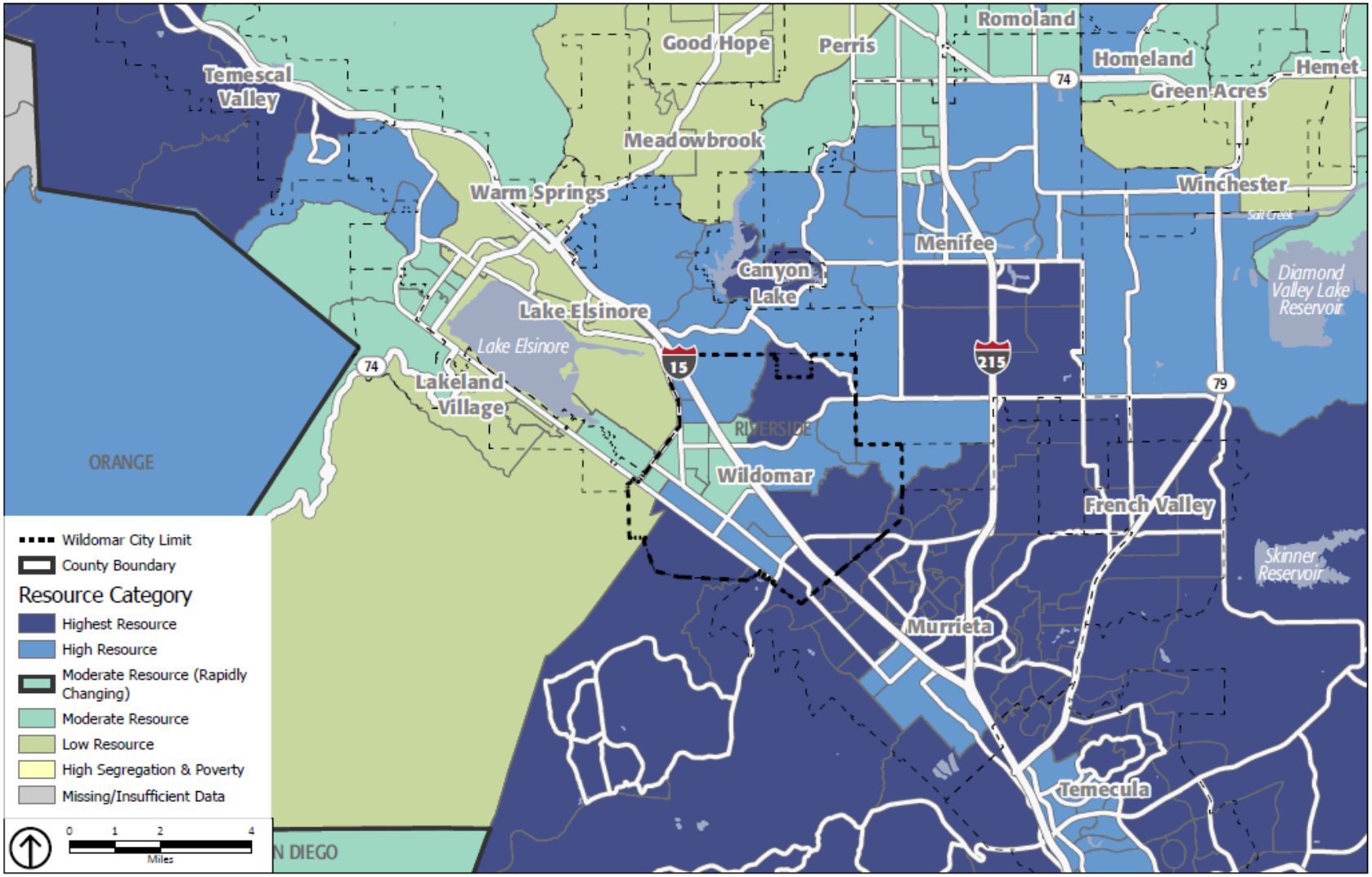
AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
Disproportionate access to services.	Concentration of schools southwest of I-15. Limited public transit connecting northern neighborhoods to resources. Limitations on where residential care facilities are permitted. Concentrations of individuals with lower educational attainment.	Permit residential care facilities in all zones that allow single-family units (**Program H-11.2**). Meet with the Regional Transit Authority to assess unmet transit needs and ensure all residents have access to schools, jobs, and services (**Program H-17.1**). Work with the school district to assess catchment areas and capacity for Wildomar residents (**Program H-17.1**).

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
		Meet with disability service providers to identify if there are unmet needs or gaps in service areas (**Program H-17.1**). Encourage construction of low-barrier navigation centers for residents experiencing, or at risk of, homelessness (**Program H-13.1**). Provide a link to Riverside County's CalWORKs program to assist lower-income households entering the workforce (**Program H-17.1**)
Displacement of residents due to economic pressures.	Unaffordable rental and sales prices. Concentration of affordable housing for Housing Choice Voucher holders southwest of I-15. Cost of repairs or rehabilitation, especially for older housing units.	Provide training to landlords on fair housing requirements, source of income discrimination, and benefits of marketing housing units for vouchers to expand the locations registered units in the city (**Program H-17.1**). Encourage development of ADUs in high opportunity areas (**Program H-9.1**). Incentivize development of affordable housing units (**Programs H-3.2, H-4.1, H-7.1**). Develop a program to connect lower-income residents with affordable housing opportunities. (**Programs H-4.1, H-17.1**) Pursue funding to assist homeowners with securing rehabilitation funding (**Program H-14.1**).
Displacement of residents due to availability of a variety of housing types.	Shortage of large housing units, especially for renters. Shortage of affordable housing without age restrictions. Dominance of lower-density land use designations.	Support the development of larger housing units (**Program H-17.1**). Allow ADU's in all residential zones (**Program H-9.1**) Encourage the construction of ADUs in existing low-density neighborhoods (**Program H-9.1**) Increase the supply of housing for lower-income households and special needs groups (**Programs H-11.1**)

AFH Identified Fair Housing Issues	Contributing Factors	Meaningful Actions
		Incentivize construction of high-density housing, prioritizing high resource areas and neighborhoods dominated by low-density housing (**Program H-3.1**)

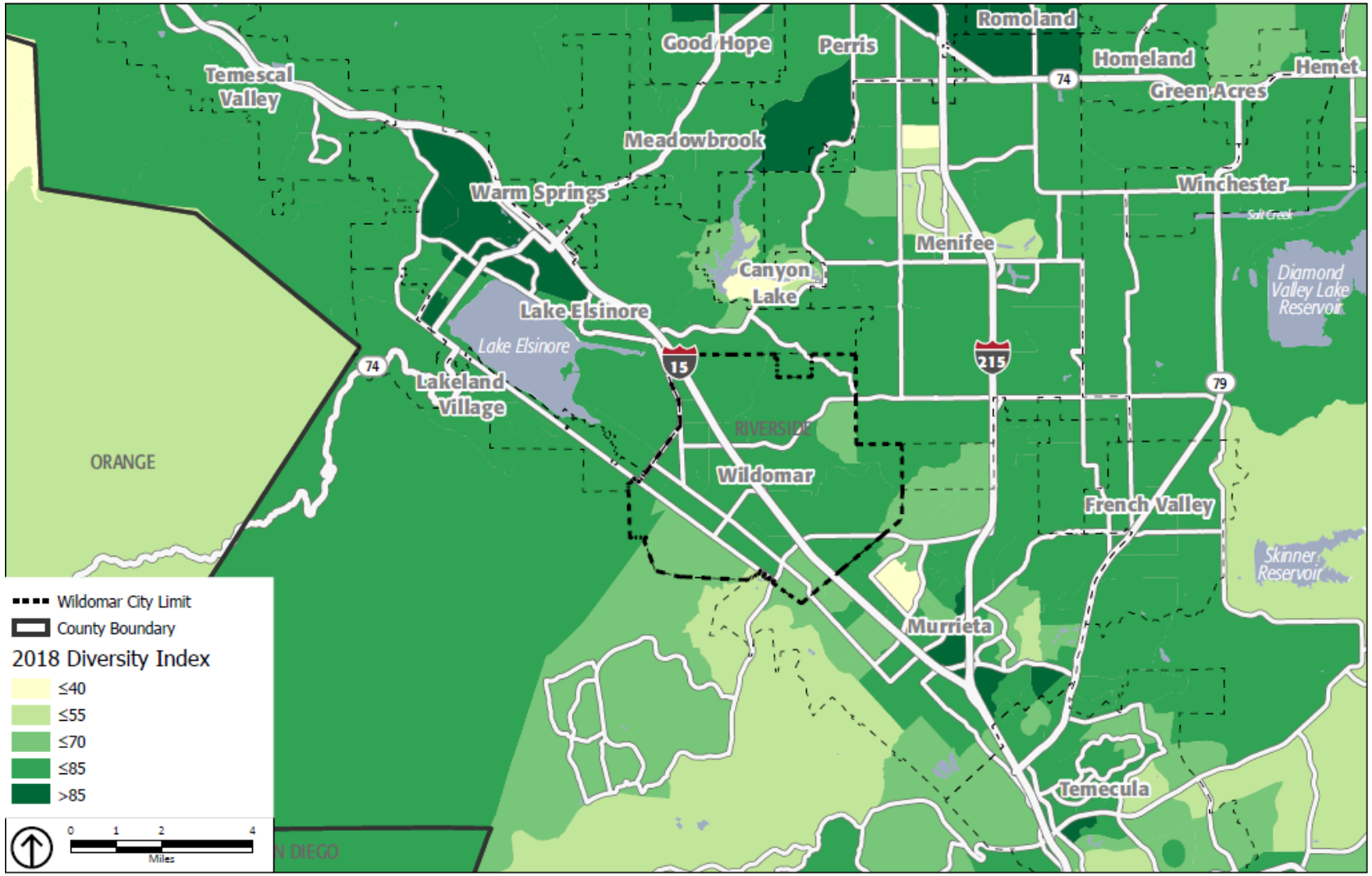
The City has identified the shortage of larger housing units and mobility opportunities to access services, in addition to access to affordable housing in general, as the primary contributing factors to fair housing in Wildomar. The City has included actions to address these factors, as well as the other issues identified in this assessment, throughout the Housing Element programs and policies. **Program H-17.1** has been included to affirmatively further fair housing, per AB 686, and take meaningful actions that address significant disparities in housing needs and access to opportunities for all groups protect by state and federal law. Regional coordination efforts outlined in several programs will ensure that the City furthers patterns of integration and development of affordable housing in such a way that it will have a positive impact on residents of the city and region.

FIGURE HNA-3: OPPORTUNITY AREAS



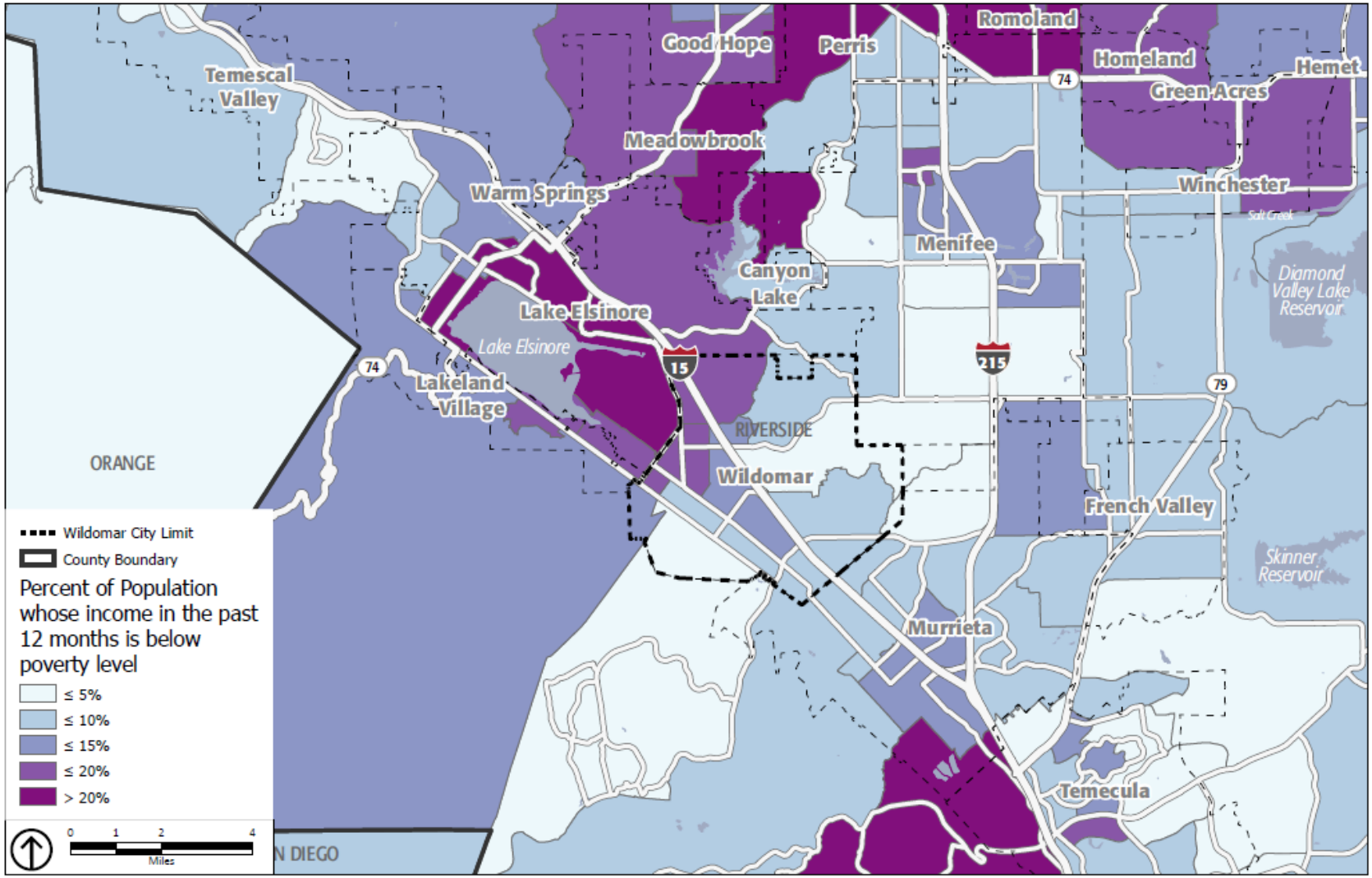
Source: TCAC/HCD, 2020.

FIGURE HNA-4: DIVERSITY INDEX



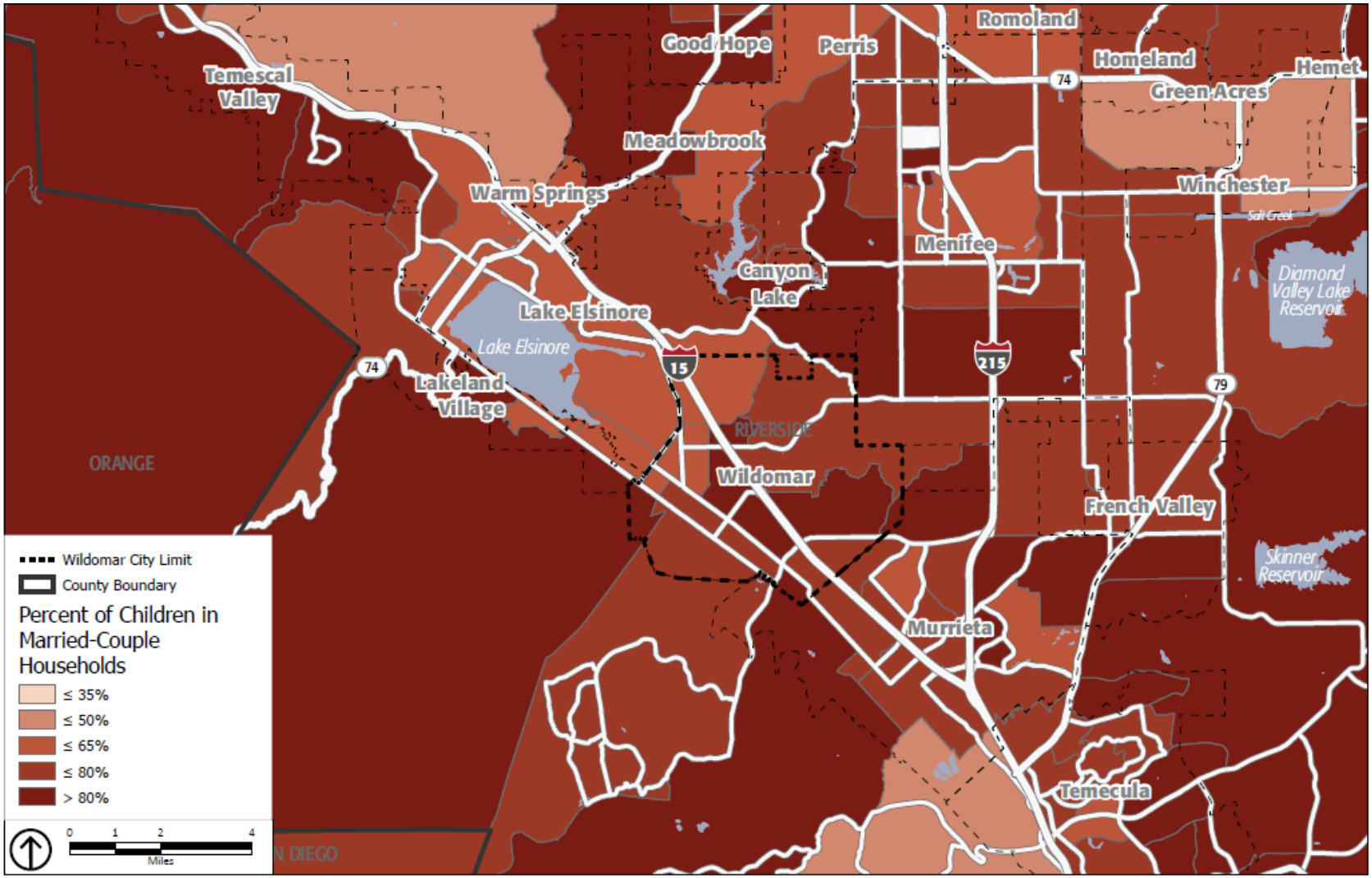
Source: Esri, 2018.

FIGURE HNA-5: POVERTY STATUS



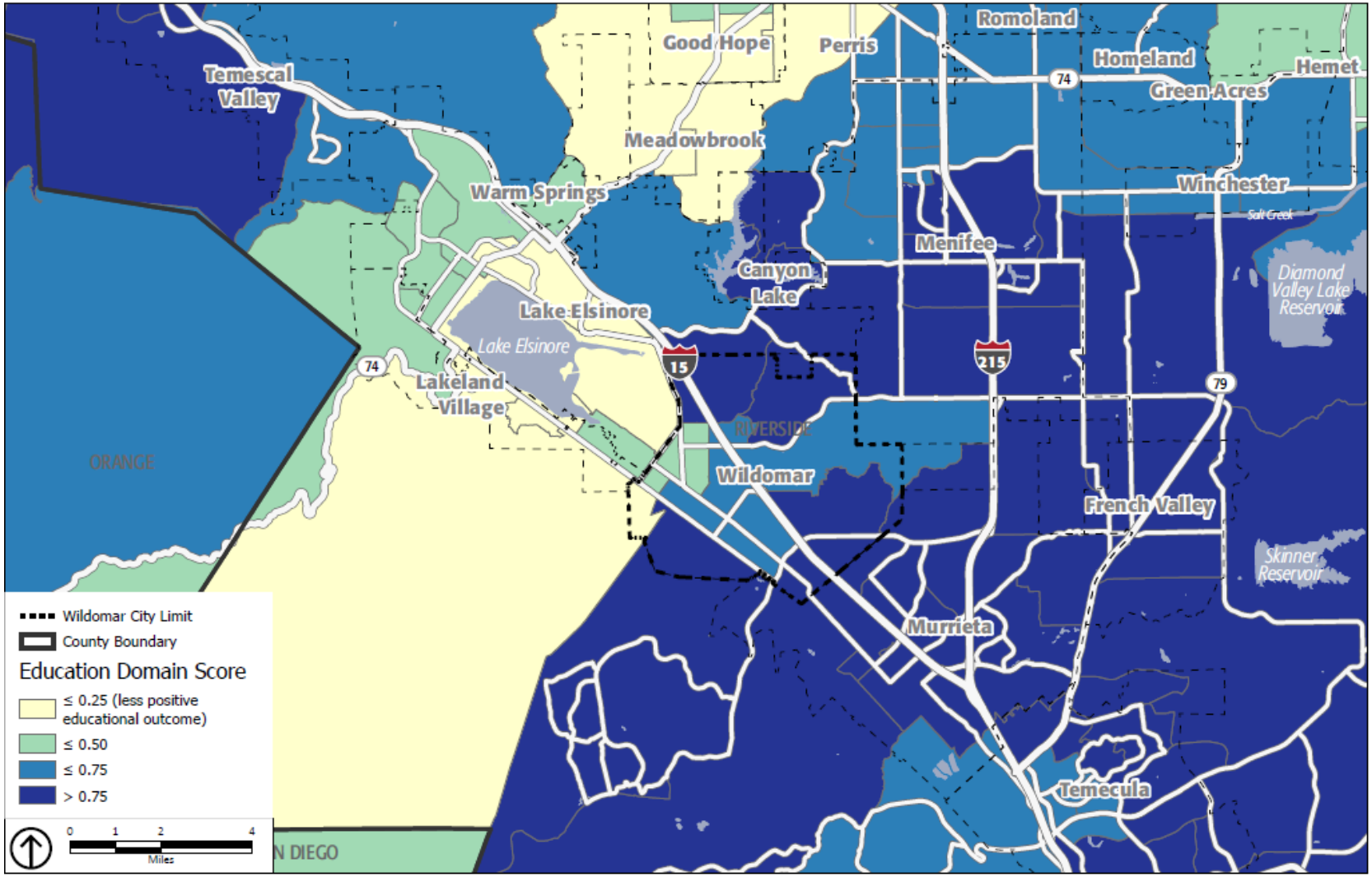
Source: ACS 5-year estimate (2015-2019), by tract.

FIGURE HNA-6: FAMILIAL STATUS



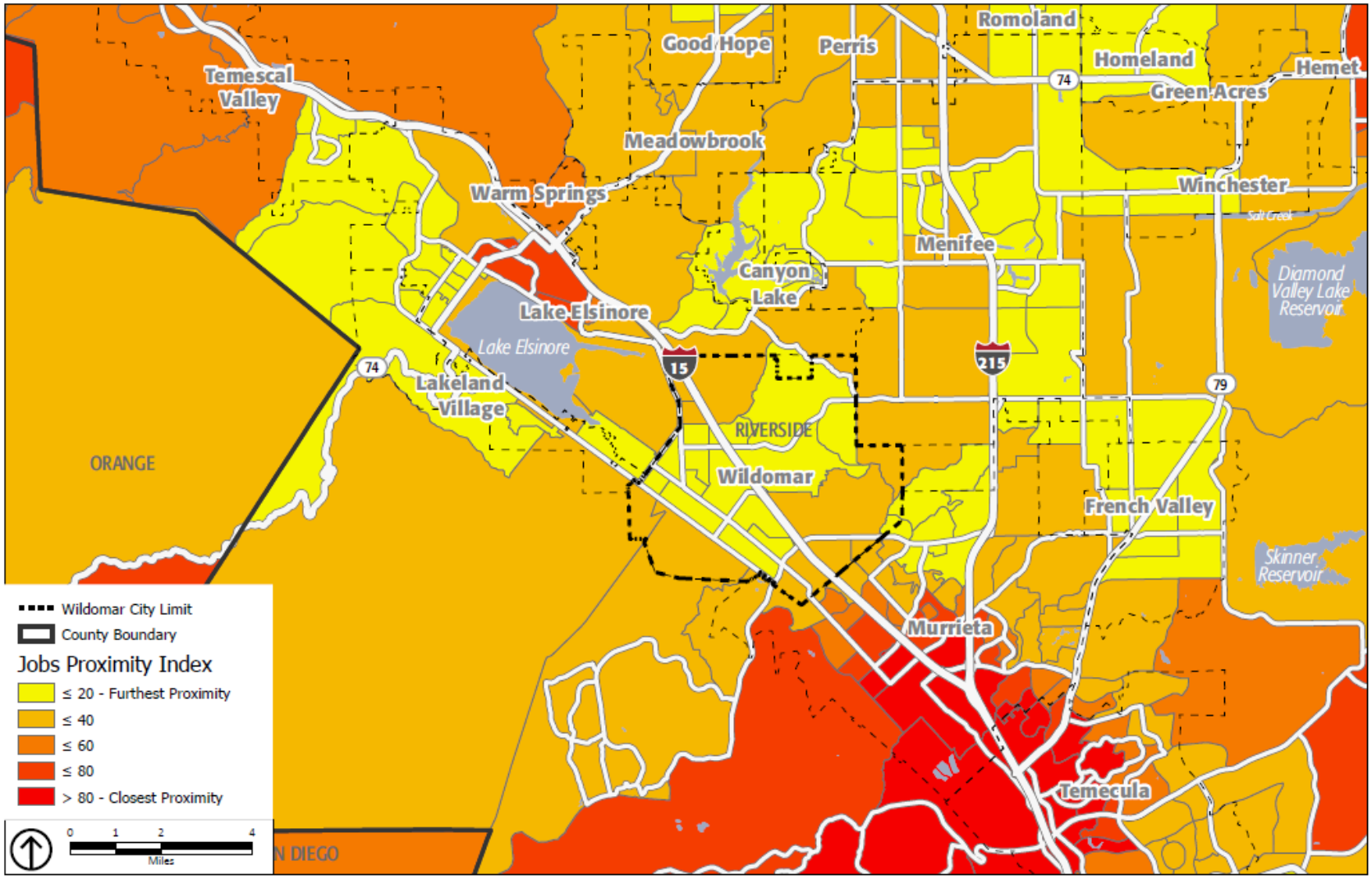
Source: ACS 5-year estimate (2015-2019), by tract.

FIGURE HNA-7: EDUCATIONAL SCORE



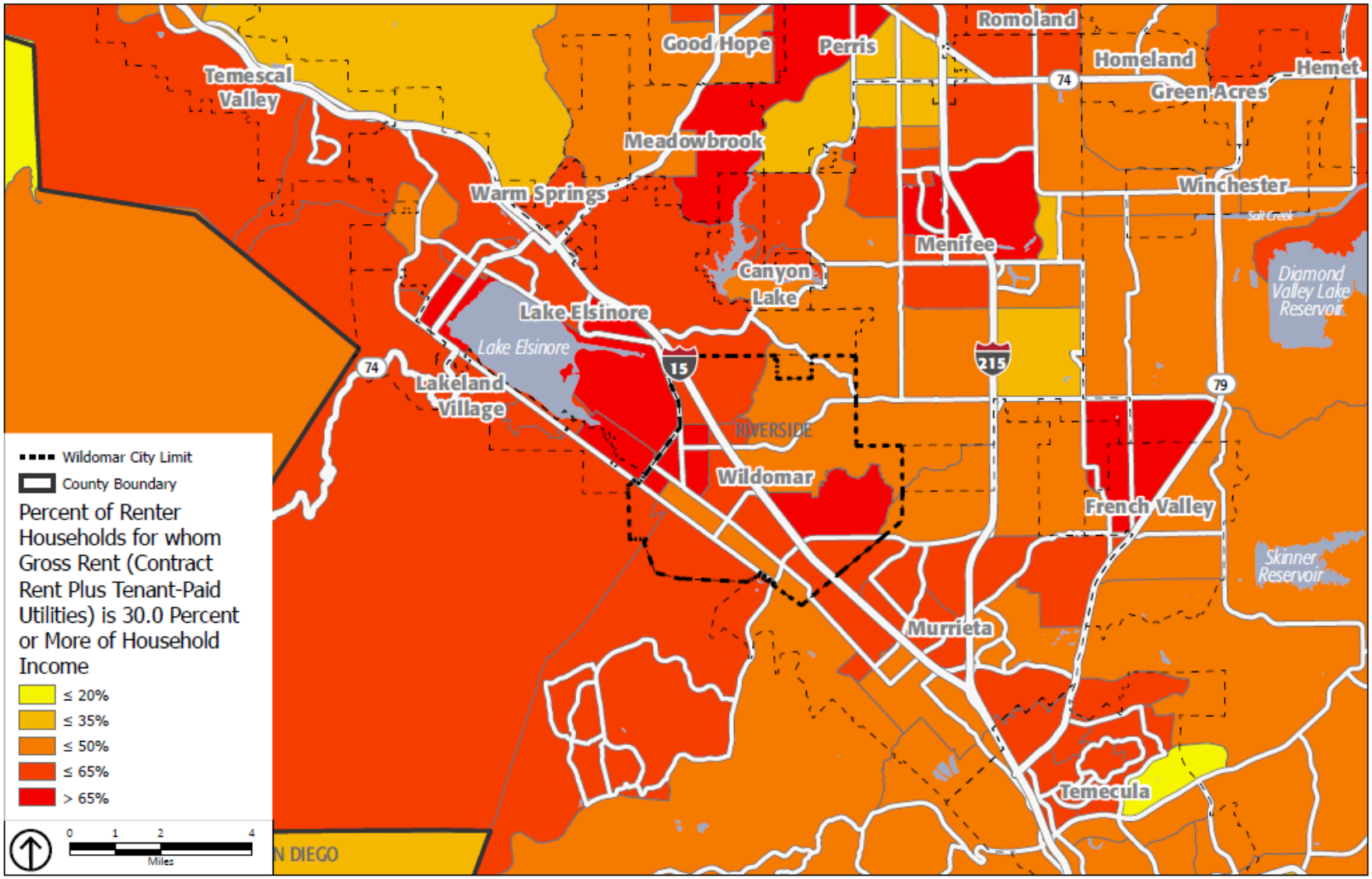
Source: TCAC/HCD, 2020.

FIGURE HNA-8: PROXIMITY TO JOBS



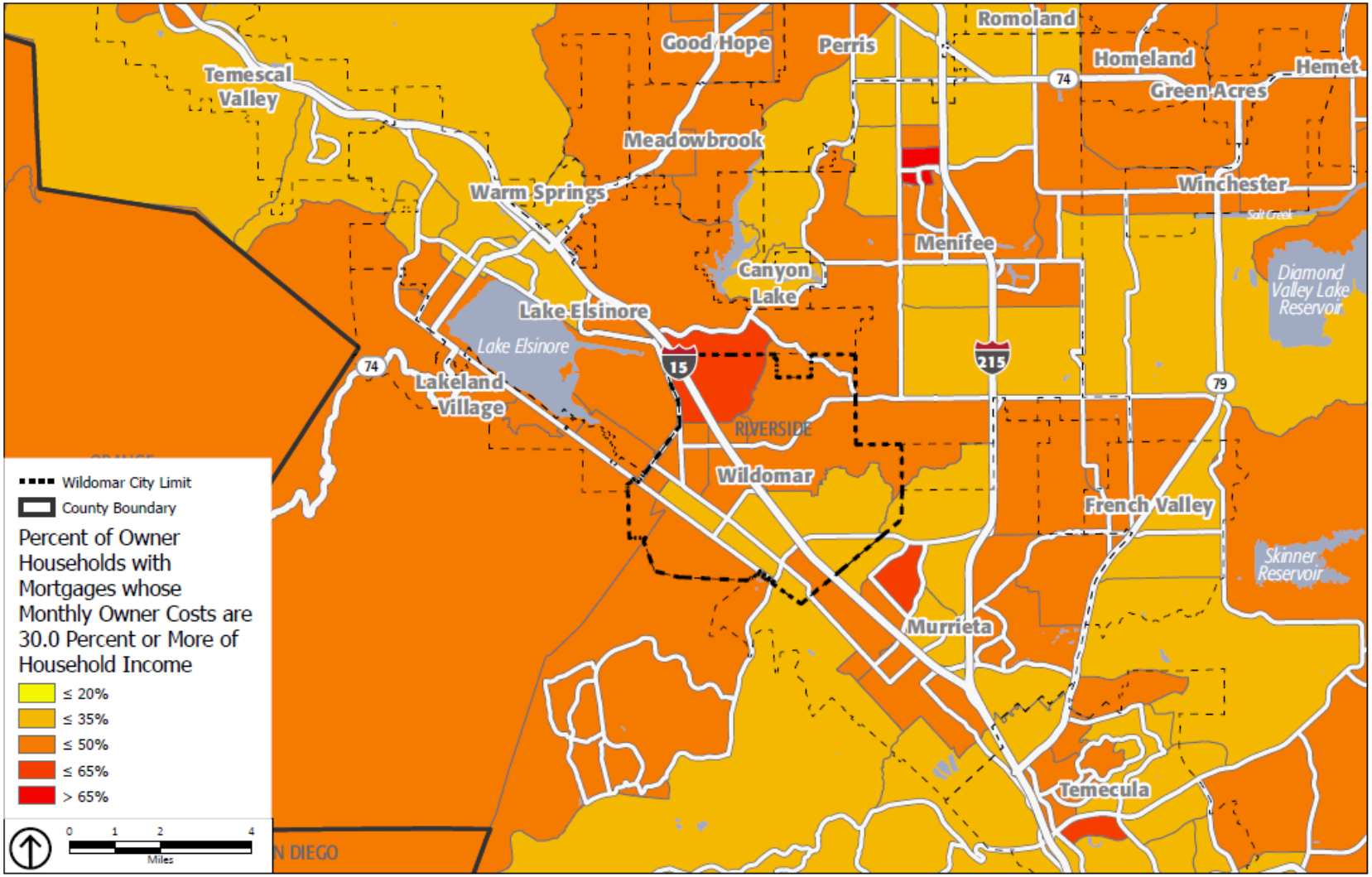
Source: HUD, 2014-2017.

FIGURE HNA-9: RENTERS OVERPAYING FOR HOUSING



Source: ACS 5-year estimate (2015-2019), by block group.

FIGURE HNA-10: HOMEOWNERS OVERPAYING FOR HOUSING



Source: ACS 5-year estimate (2015-2019), by block group.

HOUSING OPPORTUNITIES AND RESOURCES

This section includes an evaluation of the availability of land resources, the financial resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, and the financial resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

REGIONAL HOUSING NEED

The City of Wildomar falls under the jurisdiction of SCAG. SCAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region's share of the statewide housing needs to lower-level councils of governments, which then allocate the needs to cities and counties in the region. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element's statutory planning period.

In March 2021, the SCAG Regional Council adopted the final 6th Cycle RHNA, which assigned 2,715 units across all income categories for the City of Wildomar, as shown in **Table HNA-20**. This allocation includes 399 extremely low-income units, 399 very low-income units, 450 low-income units, 434 moderate-income units, and 1,033 above moderate-income units.

TABLE HNA-20: REGIONAL HOUSING NEED, 2021–2029

Income Category	2021-2029 RHNA
Extremely Low*	399
Very Low	399
Low	450
Moderate	434
Above Moderate	1,033
Total	**2,715**

Source: SCAG, 2021
**Note: It is assumed that the extremely low-income unit need is 50 percent of the very low-income allocation.*

AVAILABILITY OF LAND

To demonstrate the capacity to meet its 2021-2029 RHNA, the City compiled an inventory of adequate sites. The sites listed in **Table HNA-23** are currently available and will allow for the development of a variety of housing types that will potentially meet the needs of all income groups as allocated by SCAG for the 2021-2029 planning period.

The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

REALISTIC CAPACITY

The City considered and evaluated the implementation of its current multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking, and open space requirements) which provided a realistic capacity of 80 percent. The City also looked at project examples to determine the appropriate realistic capacity. The City reviewed a project that includes 225 housing units on a 10.35 acre lot. This project has a land use designation of Very High Density Residential (VHDR), which allows for a maximum of 20 units per acre. Based on the allowable density and the acreage a maximum of 207 units would be permitted on this site. Therefore, the realistic capacity of this project is over 100 percent.

Although this project example shows that over 100 percent capacity could be assumed, the City took a conservative approach and assumed an 80 percent realistic capacity on solely residential sites. To determine the realistic capacity on mixed use sites, the City requires both residential and commercial uses to be developed on each site and requires that a minimum of 30 percent of the site capacity be used for residential uses. The City is assuming a mix of 30-percent and 50-percent residential will develop on the MUPA sites.

It should be noted that each parcel's density is determined by the land use designation and not the zoning. Therefore, all sites included in the inventory have been organized by land use designation and allocated to the category in which they will develop at maximum potential.

ZONING TO ACCOMMODATE THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Housing Element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for the City of Wildomar is 30 dwelling units per acre.

Land use designations of Highest-Density Residential (HHDR) and Mixed-Use Planning Area (MUPA) both allow at least 30 units per acre. HHDR allows for 20–40 units per acre and MUPA allows for at least 30 units per acre. In 2013, the City of Wildomar adopted Ordinance 85 which applied the Mixed-Use Overlay zone to all sites with the MUPA land use designation to ensure consistency, and affordable housing opportunities. The Mixed-Use Overlay zone falls under the development standards of the R-4 zoning district. Development standards can be found in Table HNA-28.

ACCESSORY DWELLING UNIT POTENTIAL

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for ADU's based on the number of ADU's developed in the prior housing element planning period, whether the units are permitted by right, the need for ADU's in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADU's that meet requirements be allowed by right, eliminating discretionary review for most ADU's, and removing other restrictions on ADU's, it is anticipated that the production of ADU's will increase in the 6th Cycle planning period.

The City issued permits for one ADU per year from 2015 to 2017 and two in 2019. This analysis assumes that the number of ADU applications and permits will increase slightly during the 2021-2029 projection period, averaging 1.4 ADU's per year, for a total of 11 ADU's during the planning period. To promote ADU's, the City has included **Program H-9.1** to comply with state law and make construction of ADU's feasible for more property owners.

To determine assumptions on ADU affordability in the SCAG region, SCAG conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Riverside County jurisdictions that allocate 57.6 percent of ADU's to lower-income households, 34.8 percent to moderate-income households, and 7.7 percent to above moderate-income households. Affordability of

ADU's projected to be built within the city during the planning period were based on the SCAG analysis. Of the 11 ADU's projected to be built, it is estimated that 6 will be for lower-income households, 4 for moderate-income households, and one for above moderate-income households.

PROPOSED PROJECT

In January 2021, Palm Communities, Inc. submitted to the City an SB 330 Pre-Application Review (PAR) for a 225-unit affordable housing project (Tres Lagos) on a 10.35 acre site located at the SEC of Catt Road and Arnett Road. A formal SB 35 application was submitted in May 2021. The proposed project includes 180 housing units affordable to lower income households, 42 units affordable to moderate-income households, and three manager units (**Table HNA-21**). The funding for this project is still pending but the project will be 100 percent affordable. Once funding is secured the affordability breakdown for the lower income units will be determined.

It should also be noted, sites TL-1 through TL – 5 were originally purchased by Riverside County in 2007 using redevelopment funds. These sites have a covenant agreement that contains affordability restrictions for any project on these sites. Units must be affordable to very low-, low-, a moderate household for a 55-year timeframe.

TABLE HNA-21: PROPOSED PROJECT

Site #	APN	Zoning	GP Land Use	Acreage	GP Density	Proposed Units
TL-1	380100008	R-3	VHDR	1.82	20	**225 units:** 180 low-income units 42 moderate-income units 3 above moderate-income units
TL-2	380100009	R-3	VHDR	1.89	20	
TL-3	380100010	R-3	VHDR	1.9	20	
TL-4	380100011	R-3	VHDR	1.87	20	
TL-5	380100012	R-3	VHDR	2.85	20	

Source: City of Wildomar, 2021
Sites TL-1 through TL-5 are also listed in Table HNA – 24 as sites 25 through 29. Capacity is only accounted for in Table HNA- 21.

SITE INVENTORY

Table HNA-22 compares the City of Wildomar's RHNA to the site inventory capacity. **Table HNA-23** and **Table HNA-24** provide the characteristics of the available sites for the development of single-family homes and multifamily units. **Figure HNA-11** provides a Land Inventory Map showing all the available sites within the city. **Figures HNA-12** through **HNA-15** provide a close-up of each of the four quadrants of the city, again showing the available sites. The city has many sites available for the development of housing affordable to all income levels (**Table HNA-23** and **Table HNA-24**). Although some of the sites listed do not include parcel-specific information, the sites with parcel-specific data provide enough capacity to meet the above-moderate RHNA.

Note: The City's first adopted Housing Element was 2013-2021; therefore, no sites have been included in the inventory for two cycles.

TABLE HNA-22: COMPARISON OF REGIONAL HOUSING NEED AND RESIDENTIAL SITES

Income Group	2021-2029 RHNA	Vacant Site Capacity	MUPA Capacity	Pending Project	Projected ADU's	Unit Surplus
Extremely Low	399	621	588	180	6	147
Very Low	399					
Low	450					
Moderate	434	533		42	4	103
Above Moderate	1,033	2,062		3	1	1,030
Total	**2,715**	**3,216**	**588**	**225**	**11**	**1,280**

Source: City of Wildomar, SCAG, 2021

Large Sites

To facilitate the development of affordable housing on parcels 50 to 150 units in size, the City will routinely give high priority to processing subdivision maps that include affordable housing units. Also, an expedited review process is available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan, and master environmental impact report. Through adoption of these mechanisms, the City can provide adequate sites to accommodate its share of the region's housing needs (**Program H-1.2**).

TABLE HNA-23: LAND INVENTORY – VACANT MIXED-USE SITES

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	30% Unit Potential	50% Unit Potential	Site Status[1]	Accommodating RHNA
1	376190001	R-R/MU Overlay	MUPA	Intersection of Baxter Road and Wildomar Trail	2.99	30	26		Vacant Assumes 30% MUPA	Lower
2	380160005	C-1/C-P/MU Overlay	MUPA	Intersection of Grand Avenue and Clinton Keith Road	1.74	30		26	Vacant Assumes 50% MUPA	Lower
3	380160009	C-1/C-P/MU Overlay	MUPA	Adjacent to 23072 Rancho Mirlo Road	3.48	30		52	Vacant Assumes 50% MUPA	Lower
4	376410021	C-P-S/MU Overlay	MUPA	23980 Catt Road	1.6	30	14		Vacant Assumes 30% MUPA	Lower
5	380160006	C-1/C-P/MU Overlay	MUPA	Intersection of Grand Avenue and Clinton Keith Road	1.54	30		23	Vacant Assumes 50% MUPA	Lower
6	380160004	C-1/C-P/MU Overlay	MUPA	Intersection of Grand Avenue and Clinton Keith Road	3.73	30		56	Vacant Assumes 50% MUPA	Lower
7	376410017	C-P-S/MU Overlay	MUPA	23940 Catt Road	2.4	30	21		Vacant Assumes 30% MUPA	Lower
8	380160007	C-1/C-P/MU Overlay	MUPA	Intersection of Grand Avenue and Clinton Keith Road	4.46	30		66	Vacant Assumes 50% MUPA	Lower

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	30% Unit Potential	50% Unit Potential	Site Status[1]	Accommodating RHNA
9	367050068	R-R/MU Overlay	MUPA	Intersection of Canyon Drive and Mission Trail	6.48	30	58		Vacant Assumes 30% MUPA	Lower
10	380160003	C-1/C-P/MU Overlay	MUPA	Intersection of Grand Avenue and Clinton Keith Road	4.83	30		73	Vacant Assumes 50% MUPA	Lower
11	376410016	C-P-S/MU Overlay	MUPA	29400 Catt Road	2.51	30	22		Vacant Assumes 30% MUPA	Lower
12	362250029	R-R/MU Overlay	MUPA	Adjacent to 35760 Iodine Springs Road	2.63	30	23		Vacant Assumes 30% MUPA	Lower
13	380160008	C-1/C-P/MU Overlay	MUPA	Adjacent to 23072 Rancho Mirlo Road	3.65	30		54	Vacant Assumes 50% MUPA	Lower
14	367050064	R-R/MU Overlay	MUPA	Intersection of Walnut Street and Mission Trail	5.84	30	52		Vacant Assumes 30% MUPA	Lower
15	376410015	C-P-S/MU Overlay	MUPA	24850 Catt Road	2.46	30	22		Vacant Assumes 30% MUPA	Lower
Total					**50.34**	**---**	**238**	**350**		

Source: City of Wildomar 2021

Notes: All sites included in the land inventory have water and sewer available and no known site constraints exist unless listed.
All Sites included were rezoned as a part of the 5th cycle Housing Element update process.

[1] *A mix of 30% and 50% capacity is assumed for mixed-use sites.*

TABLE HNA-24: LAND INVENTORY – VACANT RESIDENTIAL SITES

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status[1]	Accommodating RHNA
Highest-Density Residential (HHDR; 20–40 du/acre) *assumes 30 du/acre									
16	380220002	R-4	HHDR	Gateway Drive	5.06	20-40	121	Vacant	Lower
17	370400009	R-4	HHDR	Adjacent to 32700 Corydon St	4.99	20-40	119	Vacant	Lower
18	380270013	R-4	HHDR	Gateway Drive	5.91	20-40	141	Vacant	Lower
19	380250019	R-3	HHDR	Intersection of Yamas Drive and Prielipp Road	10	20-40	240	Vacant	Lower
				Total	**25.96**		**621**		
Very High-Density Residential (VHDR; 14–20 du/acre) *assumes 20 du/acre									
20	365113013	R-R	VHDR	Intersection of Tokay Boulevard and Wildomar Road	0.12	20	2	Vacant	Moderate
21	365093001	R-R	VHDR	32505 Crescent Avenue	0.1	20	2	Vacant	Moderate
22	365113014	R-R	VHDR	Intersection of Tokay Boulevard and Wildomar Road	0.14	20	2	Vacant	Moderate
23	365062011	R-R	VHDR	Intersection of Elberta Road and Mission Trail	0.83	20	13	Vacant	Moderate
24	365053009	R-R	VHDR	32394 Valley View Avenue	0.2	20	3	Vacant	Moderate
				Total	**1.39**		**22**		
Very High Density Residential (VHDR; 14–20 du/acre) *assumes 20 du/acre									
25	380100008	R-3	VHDR	23345 Catt Road	1.82	20	Proposed Affordable Project. Refer to Table HNA-21 for unit count and income breakdown		
26	380100009	R-3	VHDR	23365 Catt Road	1.89	20			
27	380100010	R-3	VHDR	23385 Catt Road	1.9	20			
28	380100011	R-3	VHDR	Adjacent to 23385 Catt Road	1.87	20			
29	380100012	R-3	VHDR	36101 Fox Ridge Lane	2.85	20			
				Total	10.33		225		

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status[1]	Accommodating RHNA
Medium High-Density Residential (MHDR; 5-8 du/acre)									
30	380170012	R-R	MHDR	Adjacent to 32600 Watkins Circle	1.19	8	8	Vacant	Moderate
31	380290017	R-R	MHDR	Adjacent to 24964 Prielipp Road	2.59	8	17	Vacant	Moderate
32	380160002	R-R	MHDR	Intersection of Grand Avenue and Clinton Keith Road	1.94	8	12	Vacant	Moderate
33	380270015	R-R	MHDR	23475 Jefferson Avenue	1.32	8	8	Vacant	Moderate
34	365161005	R-R	MHDR	32960 Mesa Drive	0.14	8	1	Vacant	Moderate
35	380170005	R-R	MHDR	Adjacent to 22871 Palomar Street	5.14	8	33	Vacant	Moderate
36	376060028	R-R	MHDR	Adjacent to 21405 Como Street	3.75	8	24	Vacant	Moderate
37	380170008	R-R	MHDR	Adjacent to 32650 Watkins Circle	2.2	8	14	Vacant	Moderate
38	380270017	R-R	MHDR	Gateway Drive	1.2	8	8	Vacant	Moderate
39	380220003	R-R	MHDR	Adjacent to 42002 Kodiak Court	25.9	8	166	Vacant	Moderate
40	380290026	R-R	MHDR	24985 Cheyenne Circle	2.75	8	18	Vacant	Moderate
41	380170004	R-R	MHDR	Intersection of Robin Scott Road and Palomar Street	1.05	8	7	Vacant	Moderate
42	366330009	R-T	MHDR	Adjacent to 21482 Waite Street	8.01	8	51	Vacant	Moderate
43	380170003	R-R	MHDR	Intersection of Robin Scott Road and Palomar Street	1.25	8	8	Vacant	Moderate
44	380290016	R-R	MHDR	Adjacent to 24964 Prielipp Road	1.98	8	13	Vacant	Moderate
45	367110007	R-3	MHDR	22621 Bundy Canyon Road	7.16	8	46	Vacant	Moderate
46	367110007	R-1	MHDR	22621 Bundy Canyon Road	1.93	8	12	Vacant	Moderate
47	367110008	R-3	MHDR	Intersection of Monte Vista Drive and Bundy Canyon Road	6.27	8	40	Vacant	Moderate

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status[1]	Accommodating RHNA
48	367110008	R-1	MHDR	Intersection of Monte Vista Drive and Bundy Canyon Road	1.16	8	7	Vacant	Moderate
49	367110008	R-5	MHDR	Intersection of Monte Vista Drive and Bundy Canyon Road	1.2	8	8	Vacant	Moderate
50	366024010	R-R	MHDR	33130 Wildomar Road	1.5	8	10	Vacant	Moderate
				Total	**79.63**		**511**		
Medium-Density Residential (MDR; 2-5 du/acre)									
51	376410002	R-R	MDR	Intersection of Glazebrook Road and Depasquale Road	9.76	5	39	Vacant	Above Moderate
52	380110006	R-1	MDR	36211 Stable Lane Way	5.6	5	22	Vacant	Above Moderate
53	376471009	R-1	MDR	Intersection of Depasquale Road and Wildomar Trail	2.71	5	11	Vacant	Above Moderate
54	366120041	R-R	MDR	Intersection of Grape Street and Lemon Street	1.22	5	5	Vacant	Above Moderate
55	380110005	R-1	MDR	36210 Stable Lane Way	4.63	5	19	Vacant	Above Moderate
56	380032037	R-1	MDR	Adjacent to 21916 Amethyst Street	1.38	5	6	Vacant	Above Moderate
57	380080009	R-1	MDR	22425 Palomar Street	5.43	5	22	Vacant	Above Moderate
58	380210006	M-SC	MDR	Starbuck Circle	4.79	5	19	Vacant	Above Moderate
59	376350007	R-R	MDR	Adjacent to 23660 Peggy Lane	2.51	5	10	Vacant	Above Moderate
60	362130002	R-T	MDR	Pumpkin Patch Road	53.16	5	213	Vacant	Above Moderate
61	380080008	R-1	MDR	22425 Palomar Street	5.27	5	21	Vacant	Above Moderate
62	362090015	R-1	MDR	Intersection of Harvest Way and Bundy Canyon Road	15.6	5	62	Vacant	Above Moderate

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status[1]	Accommodating RHNA
63	366050003	R-R	MDR	Adjacent to 21403 Vine Street	3.79	5	15	Vacant	Above Moderate
64	380050011	R-1	MDR	Adjacent to 21940 Palomar Street	3.23	5	13	Vacant	Above Moderate
65	380050012	R-R	MDR	Adjacent to 21940 Palomar Street	2.77	5	11	Vacant	Above Moderate
66	380200001	R-R	MDR	Adjacent to 23124 Wing Elm Circle	7.5	5	30	Vacant	Above Moderate
67	380210015	R-1	MDR	23351 Palomar Street	4.85	5	19	Vacant	Above Moderate
68	362090009	R-1	MDR	Intersection of The Farm Road and Bundy Canyon Road	1.14	5	5	Vacant	Above Moderate
69	362070013	R-1	MDR	Adjacent to 33240 Homestead Lane	8.98	5	36	Vacant	Above Moderate
70	376410003	R-R	MDR	Intersection of Glazebrook Road and Susan Drive	10.05	5	40	Vacant	Above Moderate
71	380060008	R-5	MDR	22060 Grand Avenue	3.45	5	14	Vacant	Above Moderate
72	380060008	R-1	MDR	22060 Grand Avenue	14.34	5	57	Vacant	Above Moderate
73	368030043	C-1/C-P	MDR	Adjacent to 34915 Mission Trail	1.35	5	5	Vacant	Above Moderate
74	362671036	R-1	MDR	Intersection of Country Park Drive and Butchart Street	1.16	5	5	Vacant	Above Moderate
75	366320028	R-R	MDR	Bundy Canyon Road	1.37	5	5	Vacant	Above Moderate
76	366280032	R-R	MDR	22183 Waite Street	0.56	5	2	Vacant	Above Moderate
77	376350005	R-R	MDR	Adjacent to 35321 Susan Drive	1.9	5	8	Underutilized	Above Moderate
78	382320019	R-1	MDR	Adjacent to 21745 Grand Avenue	4.7	5	19	Underutilized	Above Moderate
79	368030033	R-R	MDR	Adjacent to 20550 Palomar Street	1.03	5	4	Vacant	Above Moderate

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status[1]	Accommodating RHNA
80	376350019	R-R	MDR	Adjacent to Ronald Reagan Elementary	2.79	5	11	Vacant	Above Moderate
81	380210004	R-1	MDR	23235 Palomar Street	5.25	5	21	Vacant	Above Moderate
82	362581030	R-1	MDR	24755 La Estrella Street	1.3	5	5	Vacant	Above Moderate
83	362240033	R-R	MDR	Adjacent to 35541 Salida de Sol	3.64	5	15	Vacant	Above Moderate
84	380191022	R-1	MDR	32280 White Spruce Court	3.48	5	14	Vacant	Above Moderate
85	366070007	R-R	MDR	Adjacent to 33401 Orchard Street	1.86	5	7	Vacant	Above Moderate
86	366050002	R-R	MDR	Adjacent to 21251 Vine Street	4.65	5	19	Vacant	Above Moderate
87	380370034	R-1	MDR	Mustang Spirit Lane	6.93	5	28	Vacant	Above Moderate
88	376330017	R-R	MDR	Adjacent to Donald Graham Elementary School	3.3	5	13	Vacant	Above Moderate
89	380130009	R-R	MDR	Adjacent to 22590 Palomar Street	1.99	5	8	Vacant	Above Moderate
90	362140040	R-T	MDR	24920 Butterchurn Road	36.62	5	146	Vacant	Above Moderate
91	362080009	R-1	MDR	Intersection of Harvest Way E and Bundy Canyon Road	2.65	5	11	Vacant	Above Moderate
92	367210018	R-R	MDR	Adjacent to 35440 Via Carnaghi Lane	15.34	5	61	Vacant	Above Moderate
93	376330003	R-R	MDR	Adjacent to Donald Graham Elementary School	1.37	5	5	Vacant	Above Moderate
94	362651038	R-T	MDR	Intersection of Edmiston Road and Sunset Avenue	1.88	5	8	Vacant	Above Moderate
95	362690022	R-5	MDR	Intersection of David Lane and Via Sarah	2.31	5	9	Vacant	Above Moderate

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status[1]	Accommodating RHNA
96	362681040	R-1	MDR	Intersection of Smith Ranch Road and Clinton Keith Road	7.82	5	31	Vacant	Above Moderate
97	380140001	R-1	MDR	22459 Palomar Street	3.54	5	14	Vacant	Above Moderate
98	366060029	R-R	MDR	Adjacent to 21345 Apricot Lane	1.24	5	5	Vacant	Above Moderate
99	376170001	R-R	MDR	Adjacent to 31950 Central Street	1.07	5	4	Vacant	Above Moderate
100	362240005	R-R	MDR	Intersection of Trig Road and La Estrella Street	6.58	5	26	Vacant	Above Moderate
101	362330024	R-T	MDR	Plowshare Road	1.21	5	5	Vacant	Above Moderate
102	380160018	R-1	MDR	23491 Washington Avenue	11.28	5	45	Vacant	Above Moderate
103	380160018	W-1	MDR	23491 Washington Avenue	3.61	5	14	Vacant	Above Moderate
104	376043027	R-R	MDR	Adjacent to 32722 Gruwell Street	4.04	5	16	Vacant	Above Moderate
105	376350017	R-R	MDR	35360 Susan Drive	6.89	5	28	Vacant	Above Moderate
106	380350035	R-1	MDR	Horseshoe Court	10.3	5	41	Vacant	Above Moderate
107	382320017	R-R	MDR	West of 21745 Grand Avenue	3.73	5	15	Vacant	Above Moderate
108	362240032	R-1	MDR	35735 Iodine Springs Road	2.57	5	10	Vacant	Above Moderate
109	380060007	R-5	MDR	Northeast of intersection of Leslie Street and Grand Avenue	1.59	5	6	Vacant	Above Moderate
110	380060007	R-1	MDR	Northeast of intersection of Leslie Street and Grand Avenue	16.62	5	66	Vacant	Above Moderate
111	362080007	R-1	MDR	Northeast of intersection of Leslie Street and Grand Avenue	1.12	5	4	Vacant	Above Moderate
112	380200002	R-R	MDR	Adjacent to 23190 Palomar Street	3.62	5	14	Vacant	Above Moderate
113	376350010	R-R	MDR	Adjacent to 23485 Peggy Lane	3.22	5	13	Vacant	Above Moderate

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status[1]	Accommodating RHNA
114	366300001	R-R	MDR	Adjacent to 22301 Lemon Street	2.98	5	12	Vacant	Above Moderate
115	366280022	R-1	MDR	Intersection of Waite Street and Cherry Street	2.34	5	9	Vacant	Above Moderate
116	382320018	R-1	MDR	Southwest of intersection of Cameo Lane and Coral Rock Lane	4.31	5	17	Vacant	Above Moderate
117	370330017	R-R	MDR	32397 Hallie Street	1.03	5	4	Vacant	Above Moderate
118	362720048	R-1	MDR	Portica Court	1.82	5	7	Vacant	Above Moderate
119	362180043	R-5	MDR	West of intersection of Via Sarah and Cornucopia Way	18.83	5	75	Vacant	Above Moderate
120	380210008	R-1	MDR	23249 Palomar Street	9.33	5	37	Vacant	Above Moderate
121	380210008	W-1	MDR	23249 Palomar Street	1.22	5	5	Vacant	Above Moderate
122	367140008	R-R	MDR	Northeast of Cornerstone Christian School	10.19	5	41	Vacant	Above Moderate
123	362190008	R-T	MDR	Hayfield Circle	1.97	5	8	Vacant	Above Moderate
124	366260012	R-R	MDR	Adjacent to 22101 Lemon Street	1.25	5	5	Vacant	Above Moderate
125	376470010	R-1	MDR	Intersection of Depasquale Road and Poplar Crest Road	1.74	5	7	Vacant	Above Moderate
126	362080008	R-1	MDR	Northeast of 33310 Homestead Lane	4.76	5	19	Vacant	Above Moderate
127	362240008	R-R	MDR	Adjacent to 35532 Iodine Springs Road	6.96	5	28	Vacant	Above Moderate
128	380040007	R-R	MDR	Adjacent to 22053 Palomar Street	5.68	5	23	Vacant	Above Moderate
129	362341019	R-T	MDR	Hayrake Circle	1.94	5	8	Vacant	Above Moderate
130	376132001	R-R	MDR	21615 Front Street	1.41	5	6	Vacant	Above Moderate

Site #	APN	Zoning	GP Land Use	Address	Acreage	GP Density	Realistic Capacity	Site Status[1]	Accommodating RHNA
131	368080032	R-1-11000	MDR	32625 Cert Street	3.03	5	12	Vacant	Above Moderate
132	368080032	R-A-20000	MDR	32625 Cert Street	5.19	5	21	Vacant	Above Moderate
133	368080032	R-1-8000	MDR	32625 Cert Street	9.98	5	40	Vacant	Above Moderate
134	362713001	R-5	MDR	Intersection of Nutmeg Street and Via Sarah	5.36	5	21	Vacant	Above Moderate
135	362620022	R-1	MDR	East of Devonshire Lane	4.49	5	18	Vacant	Above Moderate
136	376350009	R-R	MDR	North of Ronald Reagan Elementary	19.8	5	79	Vacant	Above Moderate
137	380182003	R-1	MDR	23068 Sweetbay Circle	1.96	5	8	Vacant	Above Moderate
138	366060027	R-R	MDR	21340 Apricot Lane	1.33	5	5	Vacant	Above Moderate
139	380210003	R-1	MDR	23231 Palomar Road	4.83	5	19	Vacant	Above Moderate
140	368030057	C-1/C-P	MDR	20580 Palomar Street	3.13	5	13	Vacant	Above Moderate
141	376462035	R-1	MDR	Keane Court	1.73	5	7	Vacant	Above Moderate
142	362240023	R-1	MDR	35725 Iodine Springs Road	2.43	5	10	Vacant	Above Moderate
143	380100005	R-1	MDR	36160 Arnette Road	3.26	5	13	Vacant	Above Moderate
144	368030030	R-R	MDR	32476 Bryant Street	2.62	5	10	Vacant	Above Moderate
				Total	**516.54**		**2,062**		

Source: City of Wildomar 2021

Notes:

All sites included in the land inventory have water and sewer available and no known site constraints exist unless listed.

Sites 16, 17 and 18 were rezoned as a part of the 5th cycle Housing Element update process.

[1] 80% capacity is assumed for residential sites.

FIGURE HNA-11: LAND INVENTORY MAP

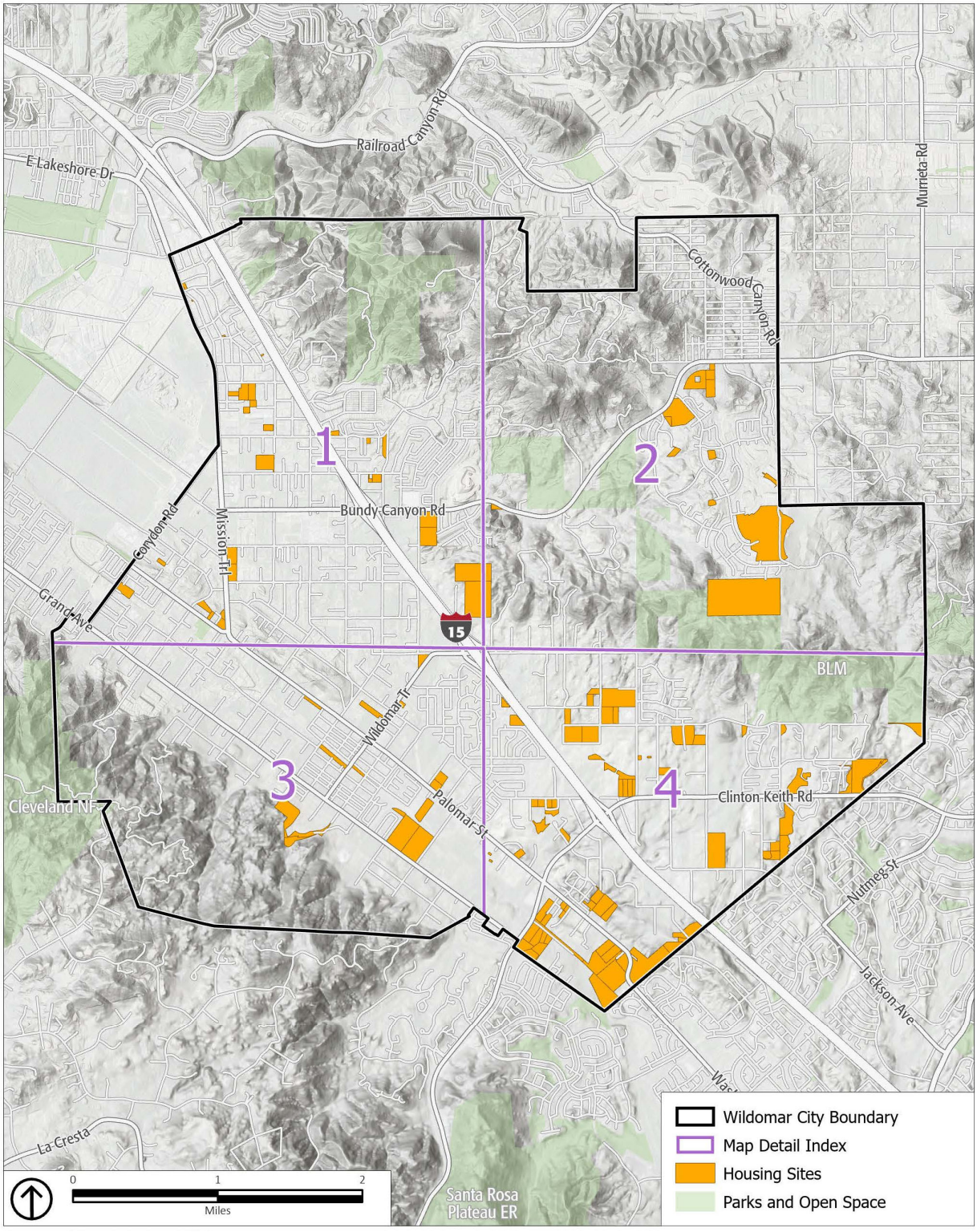


FIGURE HNA-12: LAND INVENTORY, DETAIL 1

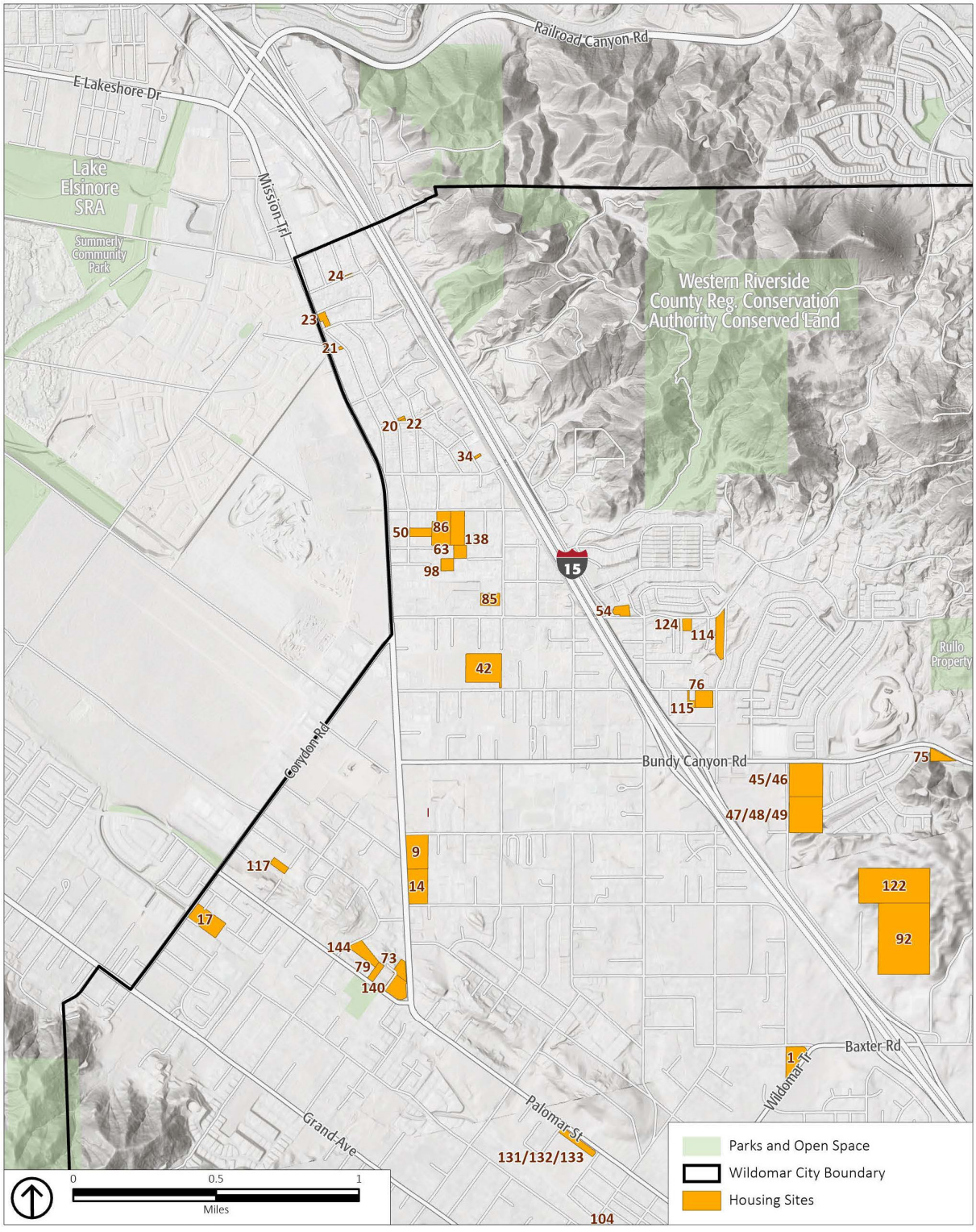


FIGURE HNA-13: LAND INVENTORY, DETAIL 2

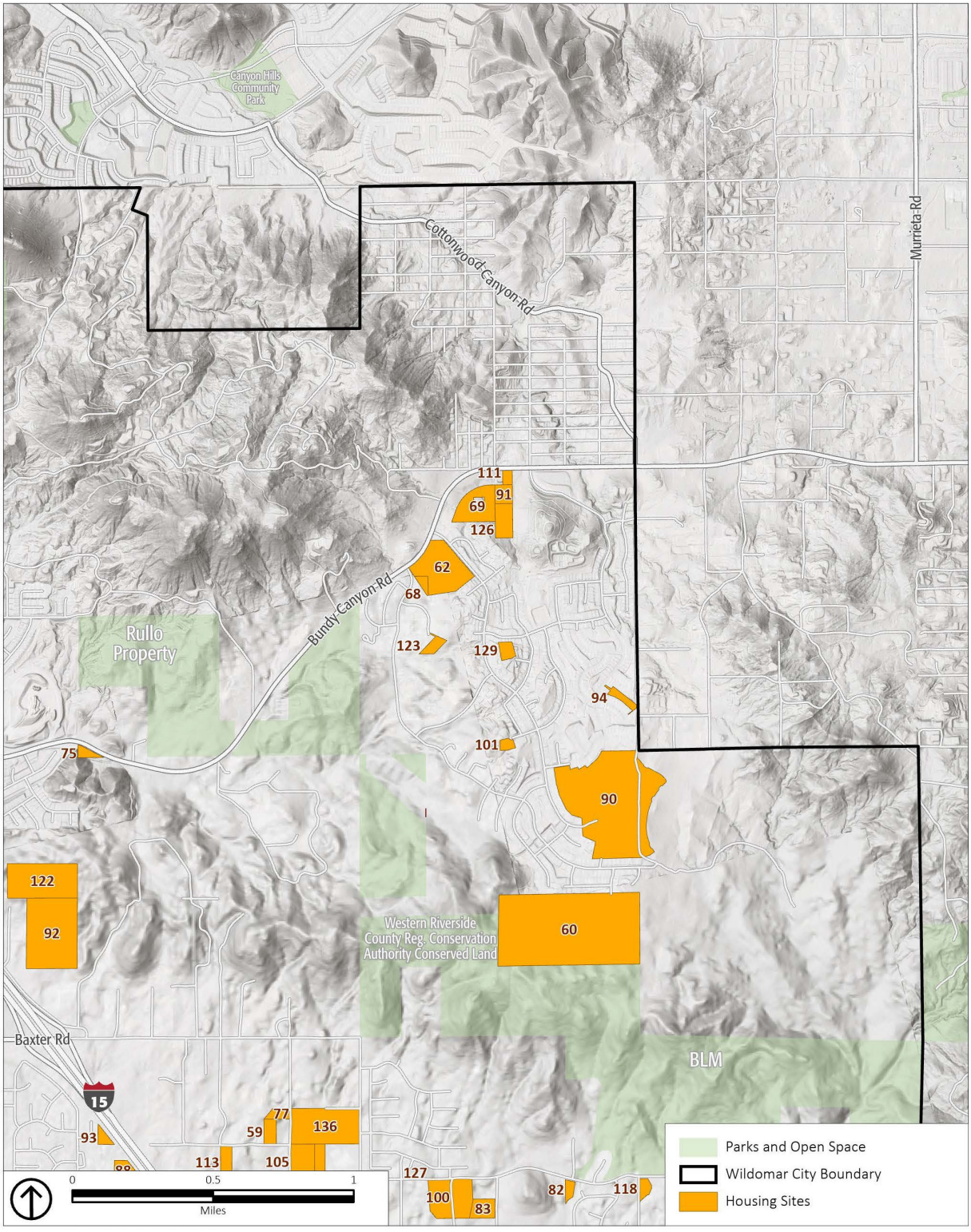


FIGURE HNA-14: LAND INVENTORY, DETAIL 3

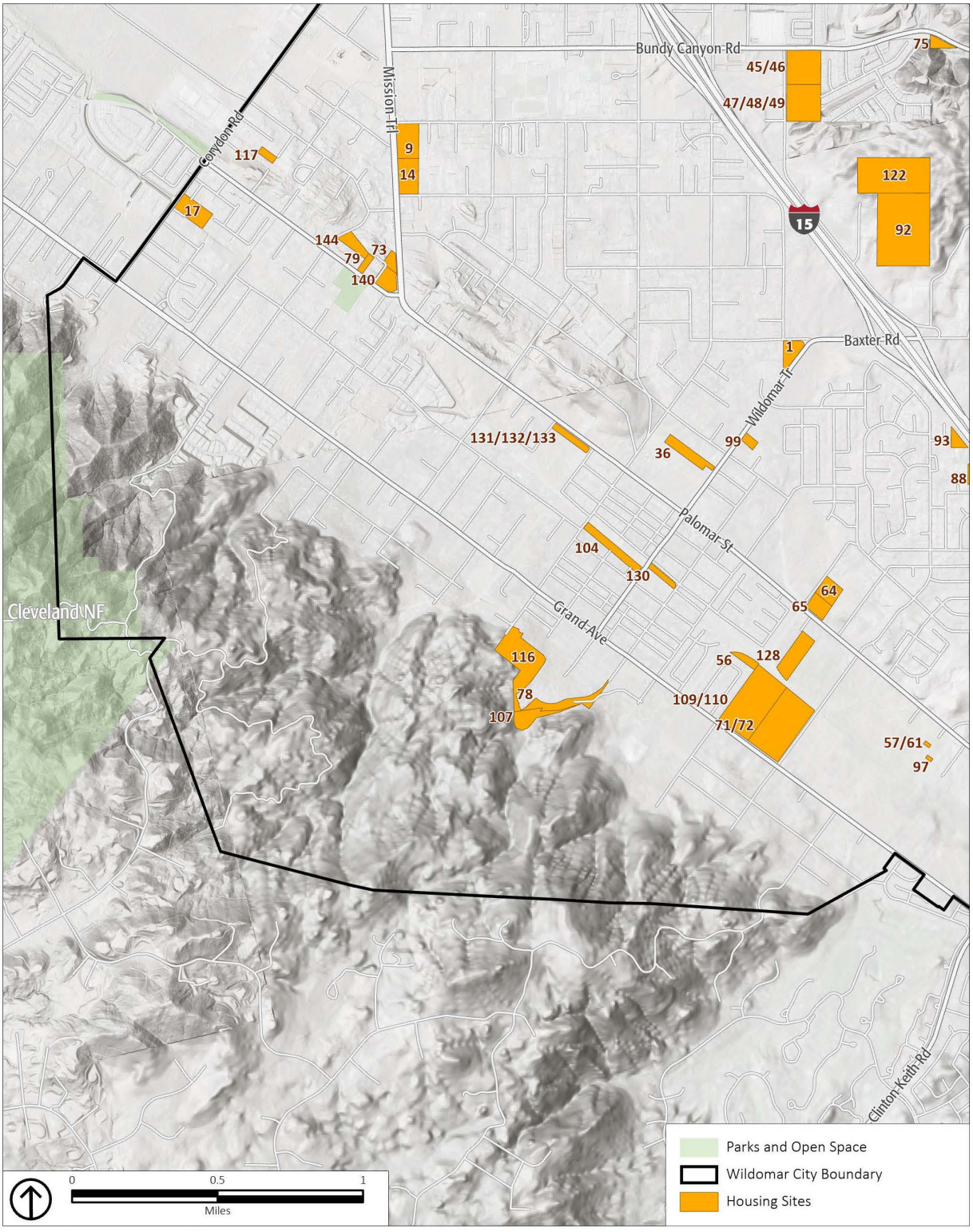
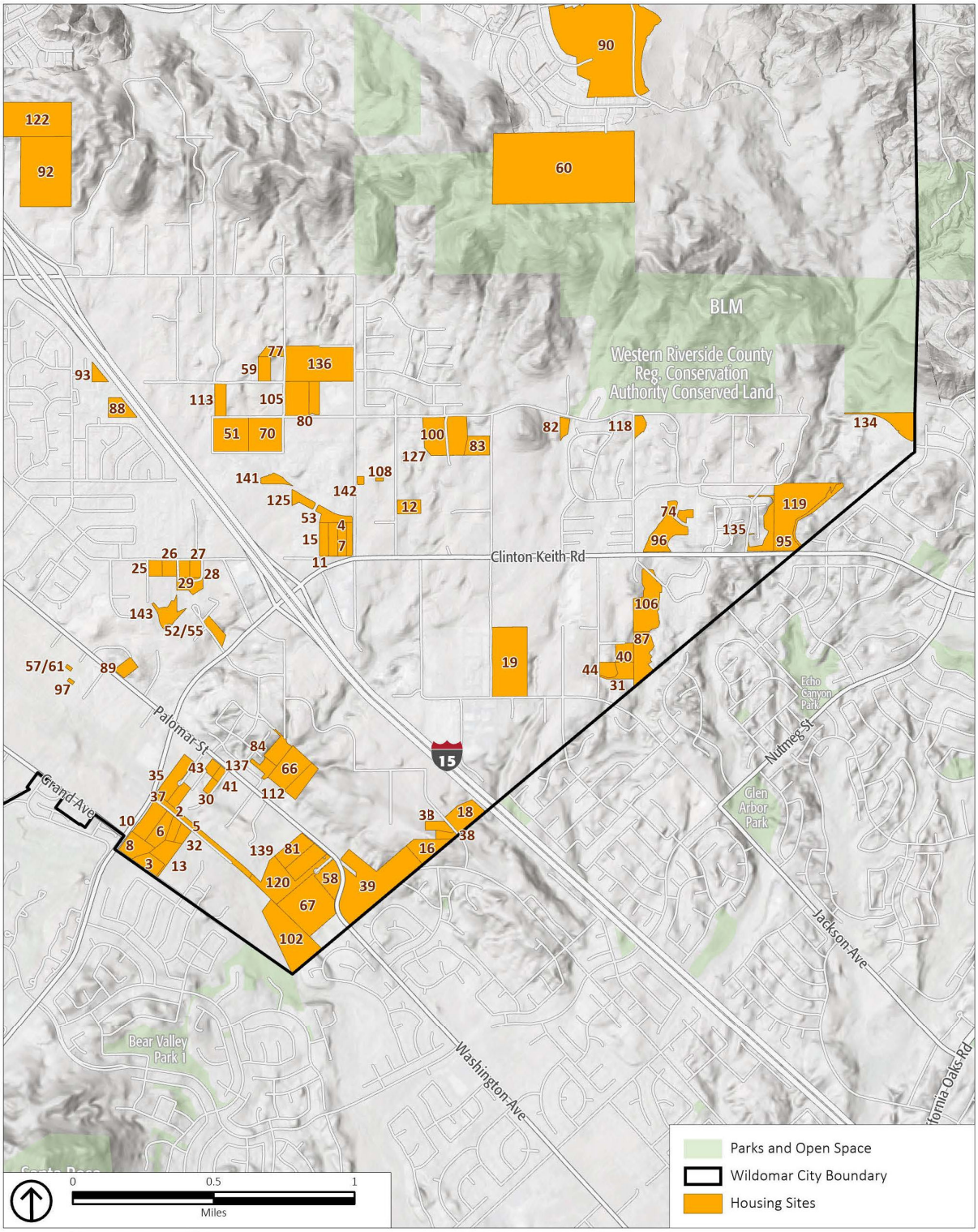


FIGURE HNA-15: LAND INVENTORY, DETAIL 4



FINANCIAL RESOURCES

FEDERAL PROGRAMS

Community Development Block Grant (CDBG) – This program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the county AMI. The City receives annual grant monies for the County of Riverside as part of their CDBG program.

HOME Investment Partnership – HOME funding is a flexible grant program that is awarded on a formula basis for housing activities that consider local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Funding is also provided for possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program – This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program – Nonprofit organizations and consumer cooperatives are eligible to receive no-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

HUD Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA) – LIHPRHA was enacted in response to concern over the prepayment of HUD-assisted housing. The legislation addresses the prepayment of units assisted under Section 221(d)(3) and Section 236 (Section 236 replaced the Section 221(d)(3) program in 1968). Generally, the law facilitates the preservation of these low-income units by providing incentives to property owners to either retain their units as low income or to sell the project to priority purchasers (tenants, nonprofits, or governmental agencies). Pursuant to LIHPRHA, HUD must offer a package of incentives to property owners to extend the low-income use restrictions. These incentives would ensure property owners an 8-percent return on the recalculated equity in their property, provided the rents necessary to yield this return fall within a specified federal cost limit. The cost limits are either 120 percent of the fair market rent or the prevailing rent in the local market. If HUD can provide the owner with this return, the owner cannot prepay the mortgage. The owner must either stay in the program or

offer to sell the project (a voluntary sale) to a priority purchaser for a 12-month option period or to other purchasers for an additional three months. The owner is required to document this choice in a Plan of Action.

If HUD cannot provide the owner with the 8-percent return, i.e., the rents required would exceed federal cost limits, the owner may prepay only after offering the sale to priority purchasers for 12 months or to other qualified buyers for an additional three months (a mandatory sale) and filing a Plan of Action that demonstrates that conversion will not adversely impact affordable housing or displace tenants. According to the California Housing Partnership Corporation, most projects in California will fall within federal cost limits, except those with exceptionally high rental value or condominium conversion potential.

Projects that are preserved under either of these methods are required to maintain affordability restrictions for the remaining useful life of the project, which is defined minimally as 50 years. Despite these requirements, property owners may still be able to prepay. First, the owner may prepay the property if no bona fide offer to purchase the property is made. Second, HUD may not provide some of the discretionary monies to priority purchasers in preservation sales. Finally, the overall success of the preservation efforts is contingent on congressional appropriation of sufficient funding to HUD.

STATE PROGRAMS

California Housing Finance Agency Multiple Rental Housing Programs – This program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20–150 units.

Low-Income Housing Tax Credit (LIHTC) – This program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation – This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

LOCAL PROGRAMS

Nonprofit Entities – Nonprofit entities serving Riverside County, including Wildomar, can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of entities with resources in the Riverside County area includes:

- Alternatives for Domestic Violence
- Shelter from the Storm
- Catholic Charities
- Coachella Valley Housing Coalition
- Fair Housing Council of Riverside County
- Family Service Association of Riverside County
- Habitat for Humanity
- Lutheran Social Services

OPPORTUNITIES FOR ENERGY CONSERVATION

The cost of housing includes not only rent but also utility costs. Higher utility expenses reduce affordability. Building affordable homes is not the same as making homes affordable to live in. Cheaply built homes invite callbacks, complaints, and discomfort, and they waste energy. Therefore, additional first costs to improve energy efficiency do not make housing less affordable in the long run. Energy efficiency in affordable housing, more than any other building sector, makes a critical impact on the lives of tenants. According to HUD, utility bills burden the poor and can cause homelessness. The following is a list of available programs related to energy conservation that can be considered and engaged in the production of affordable housing:

- **241(a) Rehabilitation Loans for Multifamily Projects** – HUD-funded program that provides mortgage insurance for improvements, repairs, or additions to multifamily projects. Energy conservation improvements are an eligible activity for mortgage financing.

- **Department of Energy (DOE) Energy Weatherization Assistance Program** – Reduces the heating and cooling costs for low-income families by improving energy efficiency of their homes. Focuses on low-income seniors, individuals with disabilities, and families with children. Assistance includes (1) in-home energy education; (2) energy-related home repairs; (3) blower door guided air sealing; (4) heat system safety tests, repair, and tune; (5) duct insulation and sealing; (6) attic insulation; and (7) hot water savings measures. The program is funded by the California Department of Community Services and Development.

- **Low-Income Home Energy Assistance Program (LIHEAP)** – The LIHEAP block grant is funded by the Department of Health and Human Services and provides financial assistance and home weatherization. This is accomplished through three components: (1) The Weatherization Program, which provides free weatherization services to improve the energy efficiency of homes including attic insulation, weatherstripping, minor housing repairs, and related conservation measures; (2) the Home Energy Assistance Program (HEAP), which provides financial assistance to eligible households to offset the costs of heating or cooling dwellings; and (3) the Energy Crisis Intervention Program, which provides payments for weather-related emergencies. Funding for the program is provided by the California Department of Community Services and Development.

- **Neighborhood Housing Services (NHS)** – NHS is a three-way partnership funded among neighborhood residents, local government, and local businesses. Neighborhood Reinvestment Group funds the program and provides direct technical assistance, expendable grants, and capital grants to NHS, which makes loans for rehabilitation.

- **Rural Housing Preservation Grants** – Supports the rehabilitation and repair of homeownership and rental housing for very low- and low-income households living in rural substandard housing. The program is funded by the Rural Housing Service.

- **Weatherization Program** – Provides weatherization services and assistance through grants and financial assistance. Activities may include energy conservation measures, weatherization such as weatherstripping, water heater wrap, insulation of various home components, and financial assistance. The program is funded by Southern California Gas, Weatherization and Energy-Efficient Rehabilitation Program, DOE, and LIHEAP.

CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) governmental constraints and (2) non-governmental constraints. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provisions for a variety of housing. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

LAND USE CONTROLS

General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

Table HNA-25 shows the residential General Plan land use designations for the City of Wildomar. The land use designations support a variety of housing types, ranging from very low-density development, which generally includes single-family homes on large lots, to high-density development, which includes multifamily development.

TABLE HNA-25: GENERAL PLAN LAND USE DESIGNATIONS

Land Use Designation		Allowed Density	General Uses
AG	Agriculture	10 ac min.	Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses One single-family residence allowed
RR	Rural Residential	5 ac min.	Single-family residences Allows limited animal-keeping, agricultural uses, and recreational uses
RM	Rural Mountainous	10 ac min.	Single-family residential uses Allows limited animal-keeping, agriculture, and recreational uses
RD	Rural Desert	10 ac min.	Single-family residential Allows limited animal-keeping, agriculture, recreational and renewable energy uses
EDR EDR-RC	Estate Density Residential	2 ac min.	Single-family detached residences Limited agriculture and animal-keeping
VLDR VLD-RC	Very Low Density Residential	1 ac min.	Single-family detached residences Limited agriculture and animal-keeping
LDR LDR-RC	Low Density Residential	1/2 ac min.	Single-family detached residences Limited agriculture and animal-keeping
MDR	Medium Density Residential	2–5 du/ac	Single-family detached and attached residences Limited agriculture and animal-keeping is permitted
MHDR	Medium High Density Residential	5–8 du/ac	Single-family attached and detached residences
HDR	High Density Residential	8–14 du/ac	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes
VHDR	Very High Density Residential	14–20 du/ac	Single-family attached residences and multifamily dwellings
HHDR	Highest Density Residential	20+ du/acre	Multifamily dwellings, includes apartments and condominiums; multistoried (3+) structures are allowed.
MUPA	Mixed Use Planning Area	30 du/ac	The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Source: City of Wildomar 2017

Zoning Districts

Zoning, unlike the General Plan, is regulatory. Under Wildomar's Municipal Code, development must comply with specific, enforceable standards, such as minimum lot requirements, minimum setbacks, maximum building heights, and a list of allowable uses (**Table HNA-26**).

TABLE HNA-26: RESIDENTIAL ZONING DISTRICTS

Zone		General Uses
R-1	One-Family Dwelling	One-family dwellings, accessory dwelling units, planned residential developments, mobile home parks
R-1A	One-Family Dwelling Mountain Resort	One-family dwellings, accessory dwelling units, mobile home parks, planned residential developments
R-2	Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, accessory dwelling units, congregate care residential, single-family subdivisions, two-family dwellings, mobile home parks, boarding, rooming and lodging houses, bungalow courts, apartment houses
R-2A	Limited Multiple-Family Dwelling	One-family dwellings, multiple-family dwellings, two-family dwellings, accessory dwelling units, mobile home parks, apartment houses, planned residential developments
R-3	General Residential	One-family dwellings, multiple-family dwellings, accessory dwelling units, congregate care facilities, two-family dwellings, bungalow courts, apartment houses, boarding, rooming and lodging houses, mobile home parks
R-3A	Village Tourist Residential	One-family dwellings, accessory dwelling units, apartments, hotels, RV parks, bungalow courts, planned residential developments, mobile home parks
R-4	Planned Residential	One-family dwellings, multiple-family dwellings, accessory dwelling units, mobile home parks
R-6	Residential Incentive	One-family dwellings, mobile homes on permanent foundations, two-family dwellings, multiple-family dwellings, accessory dwelling units, planned residential developments, apartments
A-1	Light Agriculture	One-family dwellings, mobile homes, farm labor camps, mobile home parks
A-2	Heavy Agriculture	One-family dwellings, agricultural mobile homes, farm labor camps
R-A	Residential Agriculture	One-family dwellings, planned residential developments, accessory dwelling units, agricultural mobile homes, mobile home parks

Zone		General Uses
R-D	Regulated Development Areas	One-family dwellings, apartment houses and hotels, mobile home parks, two-family dwellings, multiple-family dwellings, bungalow courts, boarding and rooming houses, congregate care facilities, RV parks, agricultural mobile homes
R-R R-R-O	Rural Residential	One-family dwellings, accessory dwelling units, mobile home parks, RV parks, farm labor camps, guest ranches, planned residential developments
R-T	Mobile Home Subdivisions and Mobile Home Parks	One-family dwellings, accessory dwelling units, mobile homes, mobile home parks, mobile home subdivisions, community recreation facilities
R-T-R	Mobile Home Subdivision Rural	One-family dwellings, accessory dwelling units, mobile homes, agricultural uses
S-P	Specific Plan	Residential, commercial, manufacturing, open space, public facilities, health, and community facilities, agricultural uses

Source: City of Wildomar Municipal Code 2020
Note: Density established by the Wildomar General Plan Land Use Map

Table HNA-27 shows the associated zoning that is consistent with the General Plan land use designation densities. As previously mentioned, density in the City of Wildomar is determined by the land use designation and not the zoning.

TABLE HNA-27: RESIDENTIAL COMPATIBILITY MATRIX

General Plan Land Use	Associated Zoning District*
Low Density Residential (LDR)	R-1, R-1A, R-3A, R-4, R-5, R-6, R-A, R-D, R-R, R-T, R-T-R, SP, W-1
Medium Density Residential (MDR)	R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4, R-5, R-6, R-A, R-D, R-R, R-T, S-P, W-1
Medium High Density Residential (MHDR)	R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, R-6, R-D, R-T, S-P, W-1
High Density Residential (HDR)	R-2, R-2A, R-3, R-3A, R-4, R-5, R-6, R-D, R-T, SP, W-1
Very High Density Residential (VHDR)	R-2, R-2A, R-3, R-3A, R-5, R-6, R-D, R-T, SP, W-1
Highest Density Residential (HHDR)	R-3, R-5, R-6, R-D, SP, W-1
Mixed Use Planning Area (MUPA)	All zoning districts located on parcels with the MUPA (Mixed Use Planning Area) general plan land use designation is consistent. Per state law (GP Guidelines), the general plan land use designations take precedence over zoning designations. Rezoning is not required to develop multifamily on any MUPA

General Plan Land Use	Associated Zoning District*
	land use designation site as density is always dictated by the General Plan land use designation and not the Zoning Ordinance.

Source: City of Wildomar 2020
**Includes zone districts that are Highlight Consistent or Conditionally Consistent with each land use designation.*

DEVELOPMENT STANDARDS

The City of Wildomar regulates the type, location, density, and scale of residential development primarily through its Municipal Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Wildomar Municipal Code sets forth the specific residential development standards summarized in **Table HNA-28**. The City's development standards are also available on the City's website.

TABLE HNA-28: RESIDENTIAL ZONING CRITERIA

Development Standards	A-1	A-2	R-A*	R-R*	R-1*	R-2*	R-3*	R-4* MU Overlay	R-6*	R-T
Lot Dimensions										
Minimum Lot Size (sf)	20,000	20,000	20,000	21,780	7,200	7,200	7,200	3,500	5,000	7,200/3,600
Minimum Lot Width	100 ft	100 ft	100 ft	80 ft	60 ft		60 ft	40 ft		60 ft/40 ft
Frontage					60 ft				30 ft	45 ft/30 ft
Minimum Lot Depth	150 ft	150 ft	150 ft		100 ft		100 ft	80 ft		100 ft/0 ft
Setbacks										
Front	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	10 ft	20 ft	10 ft	20 ft
Side – Interior	5 ft	10 ft		5 ft/ 10 ft	10%	10%	5 ft	5 ft		5 ft
Side – Street	5 ft	10 ft		10 ft	10 ft	10 ft	10 ft	10 ft		5 ft
Rear	10 ft	10 ft		20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5 ft

Development Standards	A-1	A-2	R-A*	R-R*	R-1*	R-2*	R-3*	R-4* MU Overlay	R-6*	R-T
Lot Coverage	–	–	–	–	50%	60%	50%	–	–	–
Height										
Primary Building	40 ft	40 ft	40 ft	40 ft	40 ft/ 3 stories	40 ft/ 3 stories	50 ft	40 ft/3 stories	35 ft/3 stories	40 ft/ 3 stories

Source: Wildomar Municipal Code 2020
Note: Please see the Wildomar Municipal Code for specific footnotes regarding this table. Also, a blank in the table means there is no specified standard.
** Please see Tables HNA-33 and HNA-34 for City of Wildomar's Single-Family Residential Design Standards & Guidelines and Multi-Family Residential Objective Design Standards.*
** The R-2 zoning district has a separation requirement of 15 feet between two-story buildings and 10 feet between one-story buildings on the same lot.*
**The R-5 zone is an open space combining zone and residential is not permitted.*

Typical Densities for Development

The City of Wildomar is a small city in Riverside County with physical constraints to outward expansion, such as steep topography to the west and the boundaries of neighboring cities to the north, east, and south. Single-family residential lots generally vary in size from approximately 7,200 to 20,000 square feet in the low-density to medium- and high-density residential zones. Multifamily densities are typically between 8 to 20 units per acre depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located and the City did not receive any requests to develop below the assumed capacity in the sites inventory.

Parking Requirements

In Southern California, providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can detract from the feasibility of developing new housing at a range of densities necessary to facilitate affordable housing. The City's Municipal Code establishes residential parking standards, as summarized in **Table HNA-29**. In addition to these standards, the City currently requires at least one parking space for every staff member in a multi-family building and for emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii), and one parking space for every 10 temporary residents for emergency shelters. The parking standards included in **Table HNA-29** have already factored in the need for guest parking. Additional guest parking is not required. **Program H-13.1** specifically commits to reviewing parking standards for emergency shelters.

Residential parking standards are not deemed to be a constraint to the development, improvement, and maintenance of housing. The current standards match current vehicle ownership patterns of residents and do not have an impact on the cost or supply of housing. To assist with the development of housing affordable to lower-income households, the City allows for parking reductions for affordable projects (see **Programs H-1.3** and **H-3.1**)

TABLE HNA-29: RESIDENTIAL PARKING REQUIREMENTS

Type of Residential Development	Required Parking
Single-Family	2 spaces/unit
Multifamily One bedroom or studio Two bedrooms Three or more bedrooms	 1.25 spaces/unit 2.25 spaces/unit 2.75 spaces/unit and 1 space/employee
Planned Residential Development One bedroom Two or more bedrooms Senior Housing	 1.5 spaces/unit 2.5 spaces/unit Same as single- and multifamily requirements
Accessory Dwelling Unit	1 space/unit or 1 space/bedroom whichever is less*
Mobile Home Parks	2 spaces/unit*

Source: City of Wildomar Municipal Code
**Please refer to Section 17.204.040.D.5 of the Wildomar Municipal Code for exceptions to the ADU parking requirement.*
**Mobile Home Park spaces may be tandem but must provide one guest space for every eight mobile home spaces.*

Density Bonus

The Wildomar Municipal Code currently provides a density bonus of up to 35 percent over the otherwise maximum allowable residential density under the municipal code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The City of Wildomar has included **Program H-8.1** to increase the density bonus allowance comply with current state law (Government Code Section 65915). Despite the need for an ordinance update, the City is currently complying with the applicable State density bonus law.

PROVISIONS FOR A VARIETY OF HOUSING

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. **Table HNA-30** summarizes the permitted housing types by zone.

TABLE HNA-30: HOUSING TYPES PERMITTED BY ZONE

Land Use	R-R	R-R-O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RTR	R-4		R-6	R-D	SP	A-1	A-P	A-2	A-D
Apartment Houses						PP	PP	PP	CUP					P	PP	A				
Boarding, Rooming, Lodging Houses						PP		PP							PP	A				
Dwellings – Multiple, Apartment						PP	PP	PP	CUP			P		P	PP	A				
Dwellings – One Family	P	P	P	P	P	P	P	PP	P	P	P	P		P	P	A	P	P	P	P
Farmworker Housing[1]																				
Mobile Home – Single Family	P	P	P	P	P	P	P	PP	P	P	P	P		P	P	A	P	P	P	P
Mobile Home Parks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP			CUP	A	CUP			
Planned Residential Development	P	P	P	P	P	P	P	PP	P					P		A				
Residential Care Facility (6 or less)	P	P	P	P	P	P	P	PP	P	P	P	P		P		A	P		P	
Residential Care Facility (7 or more)[2]						CUP		CUP								CUP				
Accessory Dwelling Units[3]	P	P	P	P	P	P	P	P	P	P	P	P		P		A				
Single-Room Occupancy												CUP		CUP						

Land Use	R-R	R-R-O	R-1	R-1A	R-A	R-2	R-2A	R-3	R-3A	R-T	RT R	R-4		R-6	R-D	SP	A-1	A-P	A-2	A-D
Transitional Housing	P	P	P	P	P	P	P	P	P	P	P	P		P						
Supportive Housing	P	P	P	P	P	P	P	P	P	P	P	P		P						
Emergency Shelters	Permitted in the IP zone district with a plot plan approval.																			

Source: City of Wildomar Municipal Code 2020

CUP = conditional use permit, P = permitted, PP = plot plan, PUP = public use permit, A = allowed

1. *The City has included **Program H-11.4** amend the Wildomar Municipal Code to remove the Agricultural Mobile Home, Agricultural Workers Mobile Home Park, and Farm Labor Camp uses and will permit employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses and employee/farmworker consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).*
2. *The City has included **Program H-11.2** to explore amending provisions in the Wildomar Municipal Code to define and allow residential care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone and would only be subject to the definition of family and occupancy standards. Residential care facilities are still subject to state licensing.*
3. *The City has included **Program H-9.1** to clarify ADUs are allowed as a permitted use in all zones, residential and non-residential, that allow single-family or multi-family uses, in compliance with Government Code Section 65852.150.*

Emergency Shelters

The California Health and Safety Code (Section 50801[e]) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

The Wildomar Municipal Code currently allows emergency shelters with approval of a plot plan in the Industrial Park zoning district. This In December 2013 Chapter 17.88 of the Wildomar Municipal Code was amended to permit emergency shelters in the I-P zone and managerial standards were adopted. The required a plot plan review is a ministerial process and it used to verify that the proposed project meets the City's development standards as part of a plan check review. No public hearing is required.

The City also adopted objective managerial standards to encourage and facilitate the development of or conversion to an emergency shelter. Development standards for emergency shelters in Wildomar include:

- No emergency shelter shall be located within 250 feet of any other emergency shelter.
- An emergency shelter shall not exceed 40 residents, excluding staff.
- Any single resident's stay shall not exceed six consecutive months.
- Emergency shelters shall provide one parking space for every staff member and one parking space for every 10 temporary residents.

Currently, there are approximately 83.84 acres (13 parcels ranging in size from 1.4 to 28.6 acres with a majority of the parcels being 2–5 acres) of vacant land available in Wildomar, which allows adequate capacity for an emergency shelter.

These vacant sites are close to services and future transit as development occurs. The sites surrounding these available parcels are mainly business park-type uses, service commercial and light manufacturing companies (there is no heavy hazardous manufacturing). There are also such uses as an indoor golfing range, a hospital, medical office buildings, and even a few residential units.

Low Barrier Navigation Centers

Government Code section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in non-residential zones that permit

multifamily housing. For a navigation center to be considered "low barrier", its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Program 13.1 has been included to comply with State Law.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on- or off-site services with no limit on the length of stay and which is occupied by a target population, as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse, or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focuses on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2(h) of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to Government Code Section 65583, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Transitional and supportive housing as defined in the Health and Safety Code are permitted by right without a conditional use permit in residential zones.

. The Wildomar Municipal Code permits transitional and supportive housing, as defined by the Health and Safety Code. Supportive housing is also permitted by right in all non-residential and mixed-use zones that permit multifamily development, consistent with Government Code Sections 65583 and 65650.

Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. AB 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Currently, Wildomar allows single-room occupancy units in the Planned Residential (R-4) and Residential Incentive (R-6) zones with approval of a conditional use permit. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City has included **Programs H-3.1**, **H-10.1** and **H-11.1**.

Residential Care Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Currently, the Wildomar Municipal Code permits State-licensed residential care facilities with six or fewer residents by right in residential zones and permits residential care facilities with seven or more residents with a conditional use permit in the R-2 and R-3 zones. The City has included **Program H-13.3** to explore allowing these facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Housing for Persons with Disabilities

The City of Wildomar incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as a part of its building requirements. These two statutes address the fair housing practices adhered to by the City, which include practices against housing discrimination toward persons with disabilities. In compliance with SB 520, a complete evaluation of the City's zoning laws, practices, and policies was initiated in late 2020 and is expected to be completed in 2021. No constraints to housing development for persons with disabilities were found at that time. However, **Program H-20.1** has been incorporated into the Housing Element to address unmet housing needs for persons with a disability.

Procedures for Ensuring Reasonable Accommodations

The City has adopted an ordinance establishing formal procedures to expeditiously review and process requests for reasonable accommodation for persons with disabilities. City staff is available via telephone, email, mail, and in person at City offices to discuss the process for providing reasonable accommodation from City zoning and building code requirements.

- **Reasonable Accommodations Procedure.** The City will grant applications to provide relief from zoning standards or other City requirements that serve as a barrier to fair housing for persons with disabilities. The City streamlines reasonable accommodation requests by not requiring approval of a variance. Requests for reasonable accommodations are reviewed by the community development director or designee. There are no application fees and requests are processed within 30 days of a complete application for a reasonable accommodation. The community development director's decision may be appealed to the Planning Commission at a public hearing. The City strives to make the permit process for reasonable accommodation as straightforward and expeditious as possible.

- **Separation requirements** – The City's Municipal Code does not impose any separation requirements between group homes or residential care facilities.

- **Site planning requirements** – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.

- **Definition of Family**. – The Wildomar Municipal Code defines family as: one or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen, and eating areas within the dwelling unit.

The written decision to approve, conditionally approve, or deny a request for a reasonable accommodation shall be based on the following findings, all of which are required for approval or conditional approval of a reasonable accommodation:

- The requested accommodation is requested by or on the behalf of one or more disabled persons protected under the Acts.

- The requested accommodation is necessary to provide one or more disabled persons an equal opportunity to use and enjoy a dwelling.

- The requested accommodation will not impose an undue financial or administrative burden on the City as "undue financial or administrative burden" is defined in Acts.

- The requested accommodation will not result in a fundamental alteration in the nature of the City's zoning program, as "fundamental alteration" is defined in the Acts.

- The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

LOCAL PROCESSING AND PERMIT PROCEDURES

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in **Table HNA-31,** processing times for Wildomar are relatively quick: single-family and multifamily projects require two months (see **Table HNA-32**). Note: Review times differ on a case-by-case basis depending on the type and complexity of the project.

The costs associated with development project review will vary between projects. Wildomar uses an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City uses many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review, public hearing, and permitting process are not considered a constraint on housing development. Therefore, the City's development review process is not seen as a constraint to the development of housing.

Senate Bill 330 Processing Procedure

Senate Bill 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

Wildomar offers an optional pre-application review (PAR) for all development proposals to advise a prospective applicant of current City standards and requirements, shorten the length of time required to process a development proposal once it has been accepted for processing, provide a written record of staff's assessment of a development proposal, and limit requests for special studies to those identified in the PAR letter. Pre-application meetings have helped to shorten the review process and allow for better communication

between applicants, City departments, and utility providers. The City has established an application process related to SB 330 in Chapter 17.214 of the City's Zoning Code.

Senate Bill 35 Approvals

Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City of Wildomar has a SB 35 application available to developers that includes specific requirements for the streamlining procedure. The application is available on the City's website for developers interested in pursuing the streamlined process. This procedure aids in minimizing the review time required for development processes and, in turn, reducing costs to developers that may increase the housing production in the City.

TABLE HNA-31: LOCAL DEVELOPMENT PROCESSING TIMELINES

Item	Approximate Length of Time from Submittal to Public Hearing	Approval Body
Conditional Use Permit	2-4 months	Planning Director or Planning Commission
Plot Plan	2–3 months	Planning Director
Specific Plan/Specific Plan Amendment	9–12 months	Planning Commission
Tentative Tract Map/Parcel Map/Subdivision	4–6 months	Planning Director or Planning Commission
Variance	2–3 months	Planning Commission
Zone Change	4–6 months	Planning Commission and City Council
General Plan Amendment	4–6 months	Planning Commission / City Council
Environmental Documentation (Environmental Impact Report)	9-12 months	Planning Commission

Source: City of Wildomar 2020
Notes: All CEQA documents require at least Planning Commission review
Legislative actions with Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report require Planning Commission and City Council approval (i.e., General Plan Amendments, Zoning Change, Specific Plans)
Non legislative actions with Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report require Planning Commission approval (i.e., Plot Plan, Conditional Use Permit, Variance, TPM/TTM). If non legislative actions have Categorical Exemptions, only Planning Director approval is required.

Permit Processing Procedures

Permit processing procedures and timelines are often cited by the development community as a primary contributor to housing costs. However, the City has taken several steps to streamline the development review approval process. The City's Planning Department processes planning permits and entitlement applications, including design review, use permits, variances, rezones, and general plan amendments in accordance with state law (i.e., permit streamlining act). The City requires that construction drawings be submitted to the Community Development Department for plan review. Plans are reviewed to ensure that the project meets City requirements outlined in the Municipal Code and the California Building Code. If such requirements are not met, City staff notifies the applicant of the necessary revisions, and the applicant must re-submit for review. Once all requirements are met, the applicant must pay all remaining fees, upon which the City issues a building permit and construction can begin.

There are different steps in the approval process a housing development must go through depending on the type and conditions of the development. Housing projects that require a CEQA MND or EIR, General Plan Amendment or Zone Change require Planning Commission and City Council approval (per state law). The permit processing timelines and procedures which are established by the permit streamlining act are consistent with other jurisdictions in the state and do not pose a constraint on the development of housing but in fact ensures these projects are streamlined.

Small single-family home construction only requires a building permit as part of an administrative review. Single-family subdivisions of 4 or less lots only require Planning Director approval of a parcel map (1 hearing/2-month timeframe). Single-family subdivisions of 5 or more lots require Planning Commission approval of a tract map per state law (1 hearing / 3-month timeframe). All single-family residential development (except a single home on a single lot) are required to conform to the City's Single Family Residential Design Standards and Guidelines which further help to expedite the processing timelines.

Multifamily developments (less than 3 units) require administrative staff approval of a Minor Plot review by the Planning Director (0 public hearings / 30-day review time). Multifamily developments (more than 3 units) are subject to a Plot Plan approval by the Planning Commission (1 public hearing / 3-month review time when CEQA exempt; and 1 public hearing / 6 month review time when MND/EIR is required). If multifamily projects require a General Plan Amendment or Zone Change, then these projects require 1 additional public hearing with the City Council (per state law) which adds an extra 30 days to the timeframe.

Plot Plan Findings

In accordance with Chapter 17.216 of the Wildomar Municipal Code (Title 17) the following findings must be met for plot plan approval.

A. The proposed use is consistent with the Wildomar General Plan and Zoning Ordinance.

B. The overall development of the land shall be designed to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

C. The Plot Plan considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion.

D. The Plot Plan takes into consideration topographical and drainage conditions, including the need for dedication and improvements of necessary structures.

E. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Title 16 (Subdivisions) in such a manner that each building is located on a separate legally divided parcel.

Appeal

If the Planning Commission denies a project, the applicant can appeal the denial to the City Council.

Conclusion

The City's review process is typical of any jurisdiction and is intended to not constrain the development of multifamily or single-family housing. The city offers pre-application review meetings early in the process to ensure a clear understanding of the city policies and standards which are intended to streamline formal project submittals. The City's single family residential design standards and the multifamily residential design standards are intended to provide developers, builders, and architects with a clear statement of the desired architectural and site design characteristics for new single family and multi-family residential development.

The City's single family residential design standards and guidelines provide specifics including but not limited to, design style including colors and materials that are encouraged, building facades, roof planes, streetscape deign, garage location and design, walls and fences. The multifamily residential design standards use language and imagery to convey architectural and site planning concepts and outline the required design elements relating to form and massing, roofs, walls and windows, materials and colors and architectural features. Staff

relies on the city's objective design standards to promote approval certainty and minimize processing timelines.

Approval to Building Permit

After a project is approved by the Planning Commission or City Council (refer to table HNA-31 for approval body), it becomes the applicant's responsibility to initiate the steps to secure building permits and approvals and begin construction in accordance with the approved plans. These steps include obtaining additional City clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions for the applicant include:

- Completing construction drawings after project approval (city does not control this timeline)
- Recording with the County Clerk subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals (not owned by the city), required easements and rights of entry

The length of time between a project's approval and building permit issuance in many cases is determined by the applicant. Once a project begins the construction plan review process, the following general timelines can be achieved with responsive applicants:

- Land Use Entitlement timelines and procedures generally take 3-6 months, but if they are considered major projects (projects requiring CEQA compliance), the process could take 6 – 12 months.
- Building permit approval timelines generally take 1-3 months (actual timeline depends on how fast an applicant can resubmit plans with corrections, etc.)

TABLE HNA-32: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

Single-Family and Multifamily Process	Time to Complete (days or months)
Step 1: Entitlement/submittal of construction doc.	15-day review period; then 10-day, then 5-day
Step 2: Plan check	Same as above
Step 3: Submit revised construction plans	2 weeks*
Estimated Total Processing Time	1–3 months*

Source: City of Wildomar 2020
**Note: Review times vary on a case-by-case basis and depend on whether the developer makes a timely submittal.*

Design Guidelines

The City of Wildomar revised and adopted its design guidelines for single-family residential development in November 2018. The City also adopted objective design standards for multifamily development on September 9, 2020. The purpose of the design standards and guidelines is to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the character of the community. The goals and purposes of these procedures and requirements are to:

- Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Utilize building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy and in future years.
- Encourage efficient use of land while creating high-quality communities that will maintain their economic value and long-term desirability as places to live and work.
- Incorporate conveniently located neighborhood parks, trails, and open space.
- Provide developers with a clear statement of the desired architectural and site design characteristics for new multifamily residential development.
- Ensure multifamily buildings contribute to creating high-quality neighborhoods and desirable places to live.

Table HNA-33 summarizes the residential lot design standards for any single-family residential subdivision, as outlined in the adopted design guidelines. **Table HNA-34** summarizes site design standards for multi-family residential; additional details on form and massing, roof design, walls, windows, materials, colors and specific building types can be found in the City's Multi-Family Residential Objective Design Standards. In general, the guidelines were prepared to address market-rate housing developments.

Either the Planning Commission or City Council may be the final review authority of both single-family and multi-family projects in regards to design review based on the hearing processes. The approval, denial, or approval with conditions is based on the projects adherence to form, massing, roof design, and other aesthetic elements identified in the City's Multi-Family Residential Objective Design Standards or the Single Family Residential Design Standards and Guidelines. Exceptions to these standards and guidelines may occur under three circumstances at the discretion of the Planning Director, Planning Commission, or City Council:

- Other standards have been imposed upon an individual development project by the Planning Commission and/or the City Council.
- Other standards have been adopted by the City Council relative to a particular designated area of a District (e.g., Community Plans / Specific Plans).
- Physical constraints of an individual site make the application of a particular standard or guideline impractical.

To ensure the entitlement does not add any time constraints to a project, Design Review is typically conducted concurrently with the various required processes including improvement plan review, building permit application, and any requests for financial assistance from the City.

TABLE HNA-33: SINGLE-FAMILY DESIGN STANDARDS

Development Standards	Lots 7,200 sf or greater	Lots less than 7,200 sf
Minimum Net Usable Area (sf)	6,500	Not less than 85% of total area
Minimum Lot Widths (Frontage)	65 ft*	50 ft*
Lot Width at Frontage on Cul-de-sac Lots or Street Knuckle	40 ft*	40 ft*
Minimum Front Yard for Side-Loaded	15 ft	10 ft
Recommended Minimum Depth of Rear Yards	20 ft	15 ft
Spacing Between Structures	10 ft	10 ft

Source: City of Wildomar 2018
Note: Please refer to the Single-Family Residential Design Standards for a complete list of the applicable design standards.
** Refer to the design standards for notes on these standards and for specific footnotes regarding this table.*

TABLE HNA-34: MULTI-FAMILY DESIGN STANDARDS

Development Standards	Requirement
Street Frontage	Minimum 60% coverage by buildings*
Ground Floor Elevation	21 in.
Outdoor Recreation-Leisure Areas	400 sf. per dwelling unit
Building Entrances	Face primary public street
Setback of Controlled Parking Facility Entrances	18 ft.

Source: City of Wildomar 2020
*Note: Please refer to the Multi-Family Residential Objective Design Standards for a complete list of the applicable design standards. * Refer to the design standards for notes on these standards and for specific footnotes regarding this table.*

To facilitate the goals of the design guidelines, the City has a number of policies that may provide financial incentives, density bonuses fast-tracking, and fee waivers to those developers that include units in their projects that will be sold to low- and moderate-income households. Currently, design guidelines have had little or no effect on market-rate or affordable housing development and therefore the design guidelines are not seen as a constraint to the development of housing.

CONDITIONAL USE PERMIT PROCESS

The conditional use permit process is required for apartment housing in the R-3A zone. While no land is currently zoned as R-3A, should this zone district be applied to any land in the future the conditional use permit is required to review and address potential environmental impacts to hillsides.

Applicability

Whenever any section of this title requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall take effect.

Application

Every application for a conditional use permit shall be made in writing to the City's Planning Director on the forms provided by the Planning Department and shall be accompanied by the filing fee set forth in the Municipal Code. Applications will include the following information:

- Name and address of the applicant.
- Evidence that he or she is the owner of the premises involved or that he or she has written permission of the owner to make such application.
- A plot and development plan drawn in sufficient detail to clearly describe the following:
    - Physical dimensions of property and structures
    - Location of existing and proposed structures
    - Setbacks
    - Methods of circulation
    - Ingress and egress
    - Utilization of property under the requested permit

- Such additional information as shall be required by the application form.
- Dimensioned elevations, including details of proposed materials for elevations.

Public Hearing

A public hearing shall be held on the application for a conditional use permit in accordance with the provisions of Chapter 17.200 of the Wildomar Municipal Code, and all the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a general plan amendment, a specific plan amendment, or a change of zone shall be heard in accordance with the provisions of Section 17.08.050, 17.08.060, or 17.280.040 of the Wildomar Municipal Code, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth shall govern the hearing.

Conditions

A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety, or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety, or general welfare of the community.

Use of Permit

Any conditional use permit that is granted shall be valid for three years following the approval of the conditional use permit, unless the permit as granted specifies a shorter initial time period. If a permit has not been exercised within the three-year time period, the permittee may request an extension of time prior to the expiration date provided an application is filed with the City's Planning Director along with the required fee. Upon receipt of a request for a time extension request, the Planning Director shall schedule the request for Planning Commission consideration. At least 10 days prior to the scheduled meeting, the Planning Department shall mail a public notice to all property owners of real property within a 600-foot radius of the project boundary. The Planning Commission may extend the first request for an extension of time by an additional three years, the second request for an extension of time can be granted for an additional two years, and the third extension request can only be extended for a final one-year period provided the findings outlined in Section 17.200.060(C) of the Municipal Code are met.

Revocation of Permit

Any conditional use permit granted may be revoked upon the findings and procedure contained in Chapter 17.220 of the Municipal Code.

BUILDING CODES AND ENFORCEMENT

The City of Wildomar uses the 2019 California Building Code, which establishes standards and requires inspections at various stages of construction to ensure code compliance. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation of older properties that are required to be brought up to current code standards, the intent of the codes is to provide structurally sound, safe, and energy-efficient housing.

The City has made one amendment to the local code, which was the inclusion of the 2019 California Green Building Code in 2019.

The City's Building and Safety Department is responsible for enforcing both state and city regulations governing maintenance of all buildings and property. Like most cities, Wildomar responds to code enforcement problems largely on a complaint basis.

DEVELOPMENT FEES

Like cities throughout California, Wildomar collects development fees to recover the capital costs of providing community services and the administrative costs associated with processing applications.

Payment of fees is necessary to maintain an adequate level of services and facilities, and more generally, to protect public health, safety, and welfare. Based on a review of fees in neighboring jurisdictions and discussions with local developers, development fees in Wildomar are comparable to, and in some cases lower than, most other cities in the region.

As a means of assessing the cost that fees contribute to development in Wildomar, the City has calculated the total fees associated with development of a single-family and multifamily development. As indicated in **Table HNA-35**, development impact fees for a single-family residential project are approximately $6,954, and development fees for a multifamily project are approximately $4,805. A full list of fees applicable to planning and building residential development fees is provided in **Table HNA-36** and are also available on the City's website or on the websites of the entities that impose the fee such as the school district or county. Fees such as school impact fees and transportation uniform mitigation fees are outside of the City's control or influence. The fees are comparable to jurisdictions in the region and are not considered a constraint to the development of housing.

TABLE HNA-35: TYPICAL RESIDENTIAL DEVELOPMENT COST

Development Cost for a Typical Unit*	Single-Family	Multifamily
Transportation – Roads	$3,088	$2,169
Transportation – Signals	$401	$281
Police Facilities	$227	$161
Fire Protection	$440	$312
Park Land Acquisition	$597	$423
Park Improvements	$3,926	$2,787
Community Centers	$474	$337
Animal Shelter	$250	$178
City Hall	$384	$272
Corporation Yard	$79	$56
Drainage	$1,381	$868
Multi-Purpose Trails	$754	$535
County T.U.M.F.	$9,418	$6,134
School Impact Fee	$4.08 per s.f.	$4.08 per s.f.
Total	**$29,579****	**$17,777****

Source: City of Wildomar 2015, Lake Elsinore Unified School District 2020, Riverside County 2016
**Includes 0.48 precent Admin Charge.*
***School impact fees calculated for a 2,000 square foot single-family home and 800 square foot multi-family unit.*

TABLE HNA-36: RESIDENTIAL PLANNING AND BUILDING FEES

Fee Category	Fee Amount
PLANNING	
Certificate of Zoning Compliance	$500
Certificate of Historical Appropriateness	$750
Certificate of Compliance	$2,500
Appeals	$964
Conditional Use Permit	$9,500
Development Agreement	$5,000
Public Use Permit	$7,500
Extensions of Time	$4,500
General Plan Amendment (General)	$8,500
General Plan Amendment (Circulation Section)	$9,500

Fee Category	Fee Amount
Minor Change (Tract and Parcel Maps)	$4,500
Variance	$3,500
Substantial Conformance	$3,500
Change of Zone	$7,000
Plot Plan (Administrative)	$4,000
Plot Plan (Hearing)	$5,000
Setback Adjustment	$500
Lot Line Adjustment	$5,000
Land Division	$3,500
Parcel Merger	$5,000
Tentative Parcel Map (Residential)	$3,500-$5,511
Tentative Tract Maps (Multifamily)	$8,698-$8,718
Tentative Tract Map Revised (Multifamily)	$6,044-$6,362
Tentative Tract Map (Single-Family)	$8,827-$11,146
Tentative Tract Map Revised (Single-Family)	$3,880-$5,722
Vesting Tentative Maps	$8,391
Specific Plan	$20,000
Specific Plan Amendment	$10,000
CEQA EIR	$8,439
CEQA ND or MND	$8,439
CEQA Exemption	$8,439
Pre-Application Approval	$3,500
Tree Removal Permit	$250
BUILDING	
Residential Addition	$2,592.33
Residential Addition to Guest House	$3,198
Mobile Home	
Coach - Install	$240.72
Earthquake Resistance Bracing	$240.72
Manufactured Accessory Structure	$240.72
Permanent Foundation	$240.72
Replace Residential Coach	$240.72
Site Preparation	$507.96

Fee Category	Fee Amount
Multifamily Addition	$677.59
Multifamily Individual Residential Units	$4,009.62
New Residential	$4,632.93
Residential Rehabilitation	$2,677.81

Source: City of Wildomar, 2020

ON- AND OFF-SITE IMPROVEMENTS

Site improvement costs include the cost of providing access to the site, clearing the site, and grading the pad area. In the case of a subdivision, such costs may also include major improvements, such as building roads and installing sewer, water, and other utilities. As with land costs, several variables affect costs, including site topography and proximity to established roads, sewers, and water lines. Engineering and other technical assistance costs are usually included with site improvements as these services are required to ensure that development is constructed according to established codes and standards.

The City requires residential project improvements to include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. The standard street section includes 60 feet of right-of way, with 40 feet dedicated for street improvements, and 10 feet on each side for sidewalk and parkway improvements. These and other site improvement costs are typical of all cities in California and do not impose a significant constraint on the development of housing in Wildomar. The City does not impose any unusual requirements as conditions of approval for new development.

AVAILABLE DRY UTILITIES

Dry utilities, including cable, electricity, and telephone service, are available to all areas within the City. There is sufficient capacity to meet the current need and any future need. Service providers are as follows:

- Cable: Verizon and Spectrum
- Electricity: Southern California Edison
- Telephone: Verizon
- Internet Service: Verizon, Spectrum, and Frontier Communications

REVIEW OF LOCAL ORDINANCES

The City does not have any locally adopted ordinances that hinder the development of housing.

NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability within a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations, such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive land available and larger tracts of land, while smaller, more expensive parcels are located closer to urbanized areas.

As of January 2021, the average cost for an acre lot of vacant land in Wildomar is $137,634, with prices ranging from $8,881 to $499,444 (according to a survey of Landwatch.com listings performed in 2020). The maximum price range is significantly higher now compared to vacant land cost in 2013; however, there are a few lots available at a lower price range. While land prices declined during the economic recession, they have been increasing as shown by the current price range for available vacant land. Since there are lots available at a lower price range, land costs in the next several years may actually help keep the cost of some new housing affordable. While rising land costs tend to directly increase housing costs, declining land costs should give developers more options in serving the affordable housing market segment, recognizing that some land currently held by developers was purchased at substantially higher prices than may be the case now.

CONSTRUCTION COSTS

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Riverside County region. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and

construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

The City of Wildomar is in the process of completing an Economic Development market study and so far, the study indicates the average recent home sales price in the city is $399,332. Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in Wildomar would be calculated as shown in **Table HNA-37**.

TABLE HNA-37: OVERALL CONSTRUCTION COST

Item	Cost
Materials	$159,003
Labor	$105,363
Equipment	$5,047
Per Home Costs, Total	$269,413

Source: Building-cost.net 2020

AVAILABILITY OF FINANCING

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Wildomar. First-time homebuyers are the group most impacted by financing requirements. As of January 2021, the current mortgage interest rate for new home purchases is approximately 3 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable-rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase

to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Housing prices in Wildomar are unaffordable for persons of lower incomes, even with the lower interest rates. Housing prices are only affordable for persons with moderate or higher incomes. The constraint on homeownership in Wildomar is not the availability of financing, but the cost of housing, of which is unaffordable to lower-income households. Nor is the constraint on homeownership related to the availability of land.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Riverside County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure, such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development.

Environmental

Earthquake risk is high in western Riverside County (which includes Wildomar), due to the presence of two of California's most active faults, the San Andreas and San Jacinto Faults. Environmental constraints were considered when determining the realistic capacity for sites listed in **Table HNA-23**.

Infrastructure

Wildomar Southwestern Riverside County – The Southwest Riverside County Analysis Area encompasses the cities of Wildomar, Lake Elsinore, Murrieta, and Temecula. Significant unincorporated areas include Temescal Canyon, El Cerrito, and French Valley.

Primary water and sewer providers include Eastern Municipal Water District (EMWD), Western Municipal Water District (WMWD), Rancho California Water District, Elsinore Valley Municipal Water District (EVMWD), and Lee Lake Water District. Both EMWD and WMWD comply with the California Water Conservation Council and best management practices. Within this area, WMWD provides only water services and does not operate a sewer treatment plant or sewer collection facilities. All of the service districts stated that they have adequate current capacity to meet demand and adequate capacity to expand to meet projected development. The current facilities and/or infrastructure are reported to be in good operating condition. Therefore, it is determined that the City has enough capacity to meet the 2021-2029 regional housing need.

To comply with SB 1087, the City will immediately forward its adopted Housing Element to its water and wastewater provider (EVMWD) so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Senate Bill 244

SB 244 requires cities and counties, prior to adoption of the Housing Element, to address the infrastructure needs of disadvantaged unincorporated communities outside the city's limits but within the city's planning area. Because the city's planning area does not contain any unincorporated areas, no such conditions exist.

PLACEWORKS

PLACEWORKS

101 Parkshore Drive, Suite 112
Folsom, California 95630
t 916.245.7500
www.placeworks.com

RHNA Allocation Table (from 2021/2029 Housing Element)

Income Level	RHNA Allocation by Income Level	Total Building Permits Issued (2024)	Total Remaining RHNA Allocation
Extremely Low & Very Low	798	88	710
Low	450	0	450
Moderate	434	4	415
Above Moderate	1,033	165	250
Total RHNA	2,715 units	257	1,825

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.6
Meeting Date: March 12, 2025

SUBJECT: Wildomar Community and Parks Foundation Partnership Memorandum of Understanding (MOU) for an Earth Day Event.

SUBMITTED BY: Daniel Torres, Community Services Director

PREPARED BY: Daniel Torres

ACTION:
1. Authorize the City Manager to sign the MOU with the foundation dependent that the foundation fulfills all requirements;
2. Waive fees associated with the application and processing of the Temporary Event Permit dependent that the foundation fulfills all requirements.

SUMMARY:
The Wildomar Community and Parks Foundation has applied for a Temporary Event Permit to conduct a clean up and resource fair on April 05, 2025, in recognition of Earth Day. The non-profit organization desires for the City to partner with the event under the Community Event Policy.

BACKGROUND:
The City has coordinated with non-profit organizations, community groups, and local agencies to provide events and activities within the city. These partnerships are handled on a case by case basis.

DISCUSSION:

The Wildomar Community and Parks Foundation successfully hosted similar events in the past, establishing partnerships with organizations such as WRCOG, Kaiser, local businesses, and non-profits. Building on these partnerships, the Foundation plans to host an Earth Day Clean-Up and Resource Fair on April 5, 2025. To facilitate this event, the Foundation has submitted a Temporary Event Permit Application, indicating that the focus will be on right-of-way maintenance within City limits. Additionally, the Foundation has requested the City's partnership in supporting the event.

The proposed City partnership would include providing space at Marna O'Brien Park for the Resource Fair, placing CMS boards along clean-up areas, designating a temporary storage location for a 40-yard dumpster for debris collection, assisting with event marketing, and waiving the Temporary Event Permit Application fee. The Wildomar Community and Parks Foundation remains responsible for meeting all Temporary Event Permit requirements.

FISCAL IMPACT:
If the Council approves this Memorandum of Understanding (MOU), the City will provide in-kind services valued at approximately $3,900.00. These services encompass costs associated with permits, marketing, staffing, facility use, rentals, and contractual services.

ACCOUNT CODE:
100-410-4610

ATTACHMENTS:
Attachment - 1: MOU_Wildomar Community and Parks Foundation_Earth Day Clean Up and Resource Fair.pdf
Attachment - 2: TEP Application_Earth Day Clean Up and Resource Fair.pdf

Attachment A

MEMORANDUM OF UNDERSTANDING

WILDOMAR COMMUNITY AND PARKS FOUNDATION

COMMUNITY EVENT PARTNERSHIP

MEMORANDUM OF UNDERSTANDING
(WILDOMAR COMMUNITY AND PARKS FOUNDATION COMMUNITY EVENT PARTNERSHIP)

This Memorandum of Understanding ("MOU") is entered into this day of _____, 2025 by and between the City of Wildomar, a California general law city, ("City") and Wildomar Community and Parks Foundation, a California 501 (c) 3 non-profit. ("Foundation"). City and Foundation may be referred to individual or collectively as a "Party" or the "Parties."

RECITALS

A. Foundation is a nonprofit organization with the goal of improving the quality of life within Wildomar by providing clean-up services.

B. Foundation desires to conduct a resource fair at Marna O'Brien Park and a community clean-up event that focuses efforts on the city's right of way on April 5, 2025 (Event).

C. City desires to partner in the Event and provide hosting assistance to the Foundation to conduct the Event, as the Foundation provides a benefit to the community and the Event assists in improving the quality of life within the community.

D. The purpose and intent of this MOU is to set forth the mutual understanding of the Parties regarding the City's partnership of the Event and hosting assistance to be provided.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

1.0 PARTNERSHIP AND MARKETING

1.1 City will partner in the Event on April 5, 2025, in the form of benefits described in section 2.1 provided that the Event is held as stated in the Temporary Event Permit. If the Event is not held on April 5, 2025, the City shall incur no obligation to commit the partnership toward a future Event.

1.2 Foundation agrees to identify the City in all marketing materials for the Event, including digital and print advertising. Marketing materials for the Event will include the tagline "Go Wildomar" and the City's logo, which the City hereby gives permission to Foundation to use in conjunction with the Event.

2.0 ALLOCATION OF PARTNERSHIP BENEFITS

2.1 The partnership identified in Section 1.1 of this MOU will concern the benefits the City will provide the Foundation per the Community Event Partnership Policy. As stated on page 3 of the policy, a staff liaison will be assigned to the Foundation to assist and confirm that all Temporary Event Application requirements are fulfilled. The Foundation will be required to fulfill the permit process, provide the required insurance documents, and any required inspections and reporting. The city will waive fees for the Temporary Event Permit Application, public safety staffing and services, a secured location for the temporary storage of 40-yard dumpsters related to this event, parking and traffic control costs, sanitation costs including restroom stocking, trash receptacles and pick up, and janitorial services.

3.0 PERMITS AND APPROVALS

Foundation shall obtain all necessary permits and approvals from the City and all other agencies with jurisdiction over the Event. Nothing in this MOU shall be construed as altering or waiving the City's permit and approval requirements applicable to the Event.

4.0 GENERAL PROVISIONS

4.1 Either party may terminate this MOU upon thirty (30) days written notice to the other Party. In the event that a legal action is brought challenging this MOU, either Party may terminate this MOU effective immediately by written notice to the other Party.

4.2 If any term, condition or covenant of this MOU is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this MOU shall not be affected thereby and the MOU shall be read and construed without the invalid, void or unenforceable provision(s).

4.3 Waiver by any Party to this MOU of any term, condition, or covenant of this MOU shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this MOU shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this MOU.

4.4 This MOU shall be administered and executed by the City Manager or his or her designated representative on behalf of City. The City Manager shall have the authority to issue interpretations and to make amendments to this MOU. No amendment to or modification of this MOU shall be valid unless made in writing and approved by Foundation and City.

4.5 The person or persons executing this MOU on behalf of Foundation represents and warrants that he/she/they has/have the authority to so execute this MOU and to bind Foundation to the performance of its obligations hereunder.

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

CITY OF WILDOMAR

_____
Daniel A. York
City Manager

ATTEST:

_____
Janet Morales
City Clerk

APPROVED AS TO FORM

_____
Thomas Jex
City Attorney

WILDOMAR COMMUNITY AND PARKS FOUNDATION

_____
By: _____
Its: _____

_____

By: _____
Its: _____

CITY OF WILDOMAR
TEMPORARY EVENT APPLICATION & PERMIT PACKET

Conducting a Temporary Event in the City of Wildomar

- Would you like to host a Temporary Event in the City of Wildomar? A successful event depends on good planning. This Temporary Event Packet provides instructions to guide and assist you in the preparation and processing of your Temporary Event Permit.
- The type of event and the kinds of activities you are planning determines which city departments you may need to contact.
- Remember, you may also need other permits from other agencies such as the Riverside County Health Department, Alcohol Beverage Control, or Fire Department.
- Please read the entire Information packet and instructions before you begin completing the application.
- Temporary events are permitted in accordance with the use and operational regulations outlined in Chapter 17.256 of the Wildomar Municipal Code (WMC). An application review and processing fee is required with the application packet in accordance with Chapter 3.44 of the WMC. The following fees were adopted by the City Council on February 13, 2019:
  - Wildomar Resident (private property or city park): $100
  - Non-Profit Organization with Wildomar Address (private property or city park):: $150
  - Wildomar Commercial Business(private property or city park): $200
  - Applicant's from Outside City Limits (private property): $661
  - Applicant's from Outside City Limits (city park): $725
- Temporary events are limited to SIX (6) times per calendar year. Recurring events exceeding this amount requires approval of a conditional use permit by the Planning Commission.
- If you are a non-profit organization, you must provide written evidence that your status is current and in good standing with State and Federal agencies/regulations.
- Your application package must include a signature or signed letter from the underlying property owner authorizing the temporary event on the property in question. If the event is held within a multi-tenant commercial center, the application package must also include a signed letter from each business owner that may be affected by the event.
- This application form and all pertinent documents must be submitted in person to the Planning Department at least 60 days prior to the event at:

  23873 Clinton Keith Road, Suite #201
  Monday-Thursday, 8:00 am – 5:00 pm
  Attention: Abdu Lachgar, Associate Planner
- Applications can take up to 60 days to review and process through all city departments and outside agencies for approval so a timely submittal is important.
- Most common questions will be answered as you read through the information. After reading the information packet, if you still have questions, you may call the Planning Department at (951) 677-7751.
- Please print the Temporary Event Permit Packet in its entirety and complete all sections.

City of Wildomar

Temporary Event Application & Permit

1. PERMIT NUMBER

Permit Number:_____ Date of Application: January 18, 2025

2. DESCRIPTION

Name of Event: Wildomar Earth Day Event 2025

Date of Event: Saturday April 5th, 2025 Time of Event: 8:00AM to 12:00PM

Estimated attendance: 200

Type of Event:

- ☐ Run / Walk
- ☐ Bicycle Race
- ☐ Parade / March
- ☐ Festival / Fair
- ☐ Block or Neighborhood Party
- ☐ Concert / Performance
- ☐ Farmers Market
- ☐ Circus / Carnival
- ☐ Car Show
- ■ Other (i.e., craft fair/open air market, etc.)

Detailed Description of the Event:

Clean up event and resource fair

6am Setup and vendors arrive

7am Check-in for cleanup and vendors are open

8-10am Cleanup on Palomar Street, Mission Trail and Grand Avenue

7am-12pm Resource/craft/food vendors

12-1pm Cleanup of the event

We are requesting partnership with the City of Wildomar for janitorial staff and advanced signage on Palomar and Grand.

Is this a recurring event at the same location? ☐**Yes** ■ **No**

3. CONTACTS

Name of the Organization Sponsoring the Event: Wildomar Community and Parks Foundation

Is the organization a tax exempt, non-profit organization?

■ **Yes** ☐ **No**

If yes, please attach the following:

1. A copy of the organization's 501 (c)3 letter.
2. Letter of authorization from the organization authorizing the representative to apply for the permit on its behalf

Name of Applicant: Bridgette Moore

Address: P.O. Box 1418

City: Wildomar **State:** CA **Zip Code:** 92595

Phone: (951) 440-6796 **Cell:** (951) 440-6796

Email: info@wildomarcpf.com

The Applicant must be available to answer questions regarding the event and the event application. They must also be available for any planning meetings scheduled prior to the event.

Name of Property Owner: City of Wildomar

Address: 23873 Clinton Keith Road

City: Wildomar **State:** CA **Zip Code:** 92595

Phone: (951) 677-7751 **Cell:**

Email: dyork@Wildomar.gov

4. ON SITE CONTACT

Name of On Site Contact: Bridgette Moore

Address: P.O. Box 1418

City: Wildomar **State:** CA **Zip Code:** 92595

Phone: (951) 440-6796 **Cell:** (951) 440-6796

Email: info@wildomarcpf.com

The On Site contact must be available at the event site and in possession of the approved Temporary event permit. The On Site Contact should have with them, the cell phone assigned to the above listed cell phone number during the entire event.

5. LOCATION

Address of Property and Location Description:

Address: 20505 Palomar St

City Wildomar State: CA

Zip Code: 92595

6. SITE PLAN

Site Diagram: Please attach a diagram of your event site using 8 ½" x 11" size paper.

The Following shall be included on the site plan:

Name, address and phone number of applicant and owner

Vicinity map

Existing Business(es) on site

Location of pedestrian walkways

Location of vehicular access/exit points, driveways, emergency exits and ADA paths

Identify source of electrical supply (if applicable)

Location of all buildings, parking, generators, tents, canopies, toilets, booths, beer gardens, cooking areas and other temporary structures.

Total Anticipated Attendance: 300-500 Daily Attendance: _____

Times: _____ To _____

Streets Closed: No streets closed Setup Begins: 6:00AM

Event Begins: 7:00AM Event Ends: 12:00PM

Cleanup Ends: 1:00PM Streets Open: _____

7. SECURITY PLAN

As the event applicant or organizer, **YOU** are required to provide a safe and secure environment for the event. This is accomplished by anticipating potential problems and concerns related to the event and the surrounding environment. The event may require the services of Wildomar Police, Private Security, Crossing Guards and or Public Works employees. Private Security Guards must be properly licensed and preapproved.

Have you hired a licensed professional security company to develop and manage your event's security plan?

☐ **Yes** ■ **No**

If yes, you are required to provide a copy of the company's valid Private Patrol Operators License issued by the State of California and a certificate of insurance naming the City of Wildomar as additionally insured.

Name of Company: N/A **Contact Name:** N/A

Address: N/A

City: _____ **State:** _____ **Zip Code:** _____

Phone: _____ **Cell:** _____

Email: _____

8. TRAFFIC PLAN

Street Closures: Is your event going to restrict the regular flow of traffic on a City Street of sidewalk?

☐**Yes** ■ **No**

If yes, applicant/organizer must notify residences and businesses affected by the event. Notice shall be given to and approved by the Public Works Department.

What Street(s) will be closed for your event? N/A

_____

At what intersections will the above street be closed? N/A

_____

Will your event involve the use of traffic safety equipment, (i.e.) barricades, etc.?

■**Yes** ☐ **No**

Please give details: Safety Cones, we request public works to place advance safety signage.

_____

Is the applicant/organizer requesting the Wildomar Public Works Department to provide the safety equipment?

■**Yes** ☐ **No**

If this event requires the closure of more than one street between two intersections, please include a detailed map of the event showing all intersections and roadway access points, the location of barricades and traffic control personnel. You will be required to obtain traffic safety equipment for the safe closure of the venue and to ensure proper detour and parking information is posted. Depending upon the type of event, you may need barricades, traffic cones, directional signage etc. It is the responsibility of the applicant/organizer to obtain and to properly place this equipment prior to the beginning of the event.

The Riverside Transit Agency (RTA) must be notified if street closures will affect bus routes. Contact RTA's administrative office at 1825 Third St., Riverside, CA, 92501, or call 951/565-5000 and ask to speak to the Chief Operations Officer.

All traffic control devices on all streets and highways open to public travel in California must conform to the California Department of Transportation, Traffic Manual, subject to the provisions of California Vehicle Code.

Parking

It is important that you plan for the safe arrival and departure of event attendees, participants and vendors. As the event organizer, you should develop a parking and / or shuttle plan that is suitable for the environment in which your event will take place. Remember that parking, traffic congestion and environmental pollution are all areas of concern with event. You must include accessible parking and/or access in your event plans.

How many parking are available at the proposed location (site): 100

9. FIRE DEPARTMENT

Will the event require electrical generators during the event?

■ **Yes** ☐ **No**

Will fireworks, explosives or any other pyrotechnic device be used at the event?

☐ **Yes** ■ **No**

Will the event require tents with over 200 square feet of material?

☐ **Yes** ■ **No**

Will the event require tents or canopies with over 400 square feet of material?

☐ **Yes** ■ **No**

Will there be use of cooking or other equipment that emits a flame, heat or spark?

■ **Yes** ☐ **No**

Note: If any of the boxes above are checked yes, a supplemental fire application/fee must be submitted.

10. ALCOHOLIC BEVERAGES

Will alcoholic beverages be furnished or sold at the event?

☐ **Yes** ■ **No**

Describe the plan to ensure the safe sale or distribution of alcohol at the event: _

If serving or selling alcohol at the event, applicant/organizer must obtain a permit from:

Alcohol Beverage Control
3737 Main Street, Suite 900
Riverside, CA 92501
951.782.4400 / www.abc.ca.gov

A copy of the ABC license approval must be submitted with the application packet.

11. FOOD SERVICE

Will food or beverages be provided or sold at the event?

■ **Yes** ☐ **No**

Will the event be professionally catered?

☐ **Yes** ■ **No**

If your event is being catered please provide information on the company.

Name of Company: N/A **Contact Name:** N/A

Address: N/A

City: _____ **State:** _____ **Zip Code:** _____

Phone: _____ **Cell:** _____

Email: _____

Applicant/organizer must contact the Riverside County Department of Environmental Health for a permit if any food or beverages will be sold or distributed. A copy of the Health department permit must be submitted with the application packet.

Department of Environmental Health
38740 Sky Canyon Drive
Murrieta, CA 92563
951.461.0284

12. ANIMALS

Will there be animals present: (I.E. Petting zoo, circus, pony rides, dogs, other)?

■ **Yes** ☐ **No**

13. MEDICAL PLAN

Have applicant/organizer hired a licensed professional emergency medical service provider to develop and manage the event's medical plan?

☐ **Yes** ■ **No**

If yes, please provide information on the company on the following page.

Name of Company: N/A **Contact Name:** N/A

Address: N/A

City: _____ **State:** _____ **Zip Code:** _____

Phone: _____ **Cell:** _____

Email: _____

Please describe the medical plan including your communications plan. The plan should include the hours of setup and dismantling of medical aid areas (add a separate sheet if more room is needed)

14. AMPLIFIED NOISE

Will the event have amplified sound at your event?

☒ **Yes** ☐ **No**

Will the event have live music?

☒ **Yes** ☐ **No**

Will the event have mechanical noise?

☐ **Yes** ☒ **No**

15. SANITATION

What provisions applicant/organizer made for sanitation facilities?

We request partnership with the City of Wildomar to provide janitorial services.

(Male) Number of Toilets: 2 Urinals: 2 ADA:

(Female) Number of Toilets: 3 ADA: 1

(Combined Male/Female) Number of Toilets: 5 ADA: 2

All temporary sanitation facilities placed at the event must be removed on the first business day following the event unless in the pubic right away.

16. CLEAN UP

What provisions have the applicant/organizer made for clean up after the event?

We request partnership with the City of Wildomar to provide janitorial services and Wildomar Beautification Volunteers will clean.

Who is the person responsible for clean up?

Contact Name: Bridgette Moore

Address: P.O. Box 1418

City: Wildomar **State:** CA **Zip Code:** 92595

Phone: (951) 440-6796 **Cell:** (951) 440_6796

Email: info@wildomarcpf.com

***** Your organization may be eligible to receive FREE trash and recycling waste boxes. Please contact CR&R Incorporated (West side of I-15) at 800-755-8112 or Waste Management (East side of I-15) at 800-423-9986 for more information.

* Event location and adjacent areas must be returned to "Pre-Event" conditions

17. ADDITIONAL INFORMATION

18. AGREEMENT OF APPLICANT (REQUIRED)

1. Applicant agrees, upon request, to provide a certificate of insurance providing Evidence of General Liability Insurance coverage in the minimum amount of $1,000,000 combined single limit AND an additional Insured Endorsement naming the City of Wildomar, its officers, employees and agents' as additional insured. The two documents must be submitted no later than (10) days prior to the event.

☒ **Yes** ☐ **No**

2. Applicant agrees, upon request, to submit a security plan setting forth the proposed security measures to be taken to protect the health, safety and welfare of the participant, spectators, bystanders and passersby. This plan may be reviewed by the Police Department who may require alterations to the plan. Security measures may include, but are not limited to, the hiring of private security or Riverside Police Officers at the applicant's expense.

   ■ **Yes** ☐ **No**

3. Applicant agrees, upon request, to provide a copy of their "Determination Letter" as issued by the Internal Revenue Service of the United States, if the application is made on behalf of any organization representing itself as a "tax-exempt," "non-profit" and/or "charitable."

   ■ **Yes** ☐ **No**

4. Applicant agrees, upon request, to pay a refundable "Clean-Up Deposit," at least ten (10) days prior to the event as a condition of the issuance of the Temporary Event Permit. Applicant also agrees to pay clean-up costs, in excess of the deposit, incurred by the City as a result of additional clean-up required to return the event location and surrounding area to its pre-event condition.

   ■ **Yes** ☐ **No**

5. Applicant agrees to notify all residents and businesses that will be affected by the street closure and/or amplified sound. If the event/closure will affect access to more than one business, the applicant must notify the Murrieta/Wildomar Chamber of Commerce.

   ■ **Yes** ☐ **No**

6. Applicant agrees to supply warning signs and barricades and to situate them in such position that the road closure may be maintained in a safe and orderly manner. Such devices may be rented from companies listed in the telephone directory under "Traffic Safety Devices."

   ■ **Yes** ☐ **No**

Applicant agrees to submit, upon request of the City, any additional information required to evaluate this application and permit. Applicant certifies that all information contained herein and any other information submitted in support of this application and permit is true and correct to the best of their knowledge.

Applicant agrees to submit, upon request of the Planning Department, any additional information required to evaluate this application and permit. Applicant certifies that all information contained herein and any other information submitted in support of this application and permit is true and correct to the best of their knowledge.

Applicant agrees that any false statement or material misrepresentation made in support of this application and permit is cause for denial of issuance of a Temporary Event Permit. Applicant also agrees that failure to adhere to the policies and procedures established by the City of Wildomar or any conditions or restrictions imposed upon the permit by the Wildomar Police or Fire Department is cause for revocation of the Temporary Event Permit.

Applicant further agrees the permit may be revoked at any time by any supervisor of the Wildomar Police Department or Planning Department.

January 18, 2025

Signature of Applicant Date

I certify under the penalty of the laws of the State of California that I am the property owner of the property that is the subject matter of this application and I am authorizing to and hereby do consent to the filing of this application and acknowledge that the final approval by the City of Wildomar, if any, may result in restrictions, limitations and construction obligations being imposed on this real property.

January 18, 2025

Signature of Property Owner | Date

NOTE: A LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER MAY BE ATTACHED IN PLACE OF SIGNATURE ABOVE

19. INSURANCE/ INDEMNIFICATION AGREEMENT (REQUIRED)

If the event will take place on any portion of public right-of-way, City owned property or City sponsored events, the applicant shall provide and maintain general liability insurance with minimum limits of $1,000,000 per occurrence for bodily injury, personal injury and property damage. If alcoholic beverages are served, liquor liability in the amount of $1,000,000 per occurrence is required. General liability and liquor liability shall be endorsed naming the City, its officers, agents, employees and volunteers as additional insureds. The insurance provided to the City as an additional insured shall be primary to, and non-contributory with any insurance or self-insurance program maintained by the City. Use of the facility may be denied if satisfactory proof of the required insurance is not timely received prior to the event. In consideration of the granting of this Application and Permit for Temporary Event for:

_____
(name of event)

On April 5th, 2025
(date of event)

The Wildomar Parks and Foundation
(name of organization)

agree(s) to defend, indemnify and hold harmless the City of Wildomar, and the City's employees, officers, managers, agents, council members, and volunteers from any and all losses, damages, claims for damage, liability, lawsuits, judgments, expense and cost arising from any injury or death to any person or damage to any property including all reasonable costs for investigation and defense thereof (including, but not limited to, attorney fees, costs and expert fees) arising out of or attributed to the issuance of Applicant's Temporary Event Permit regardless of where the injury, death or damage may occur, unless such injury, death or damage is caused by the sole negligence or willful misconduct of the City.

Dated: January 18, 2025

Signature: _____

Printed Name: Bridgette Moore

Title: _____

20. Temporary Event Application Permit Checklist:

Please check off all documents attached:

- ☐ Temporary Event Application Packet
- ☐ Application Fee (per Sec. 3.44 of the WMC)
- ☐ Site Plan/ Traffic Plan
- ☐ Property Owner Signature or Letter of Authorization
- ☐ Letter of Authorization from business owners if located in an existing commercial center (If Applicable)
- ☐ Certificate of Insurance (If Applicable)
- ☐ ABC License (If Applicable)
- ☐ Health Department License (If Applicable)
- ☐ Security Plan (If Applicable)
- ☐ Fire Department Permit (If Applicable)
- ☐ If you are a non-profit organization, you must provide written evidence that your status is current and in good standing with State and Federal agencies/regulations.

I certify that all filing requirements have been satisfied for my application. I further understand that an incomplete application cannot be accepted for processing.

☐

Applicant's Signature:_____ Date: January 18, 2025

Wildomar Community and Parks Foundation, Inc.

P.O. Box 1418
Wildomar, CA 92595
www.WildomarCPF.com

January 20, 2025

Daniel Torres
City of Wildomar

Dear Mr. Torres,

The Wildomar Community and Parks Foundation, Inc. authorizes Bridgette Moore to process the necessary paperwork for the Temporary Event Application and Permit for the Wildomar Earth Day 2025 Community Event to be held on April 5, 2025.

Sincerely,

Rocío Botello

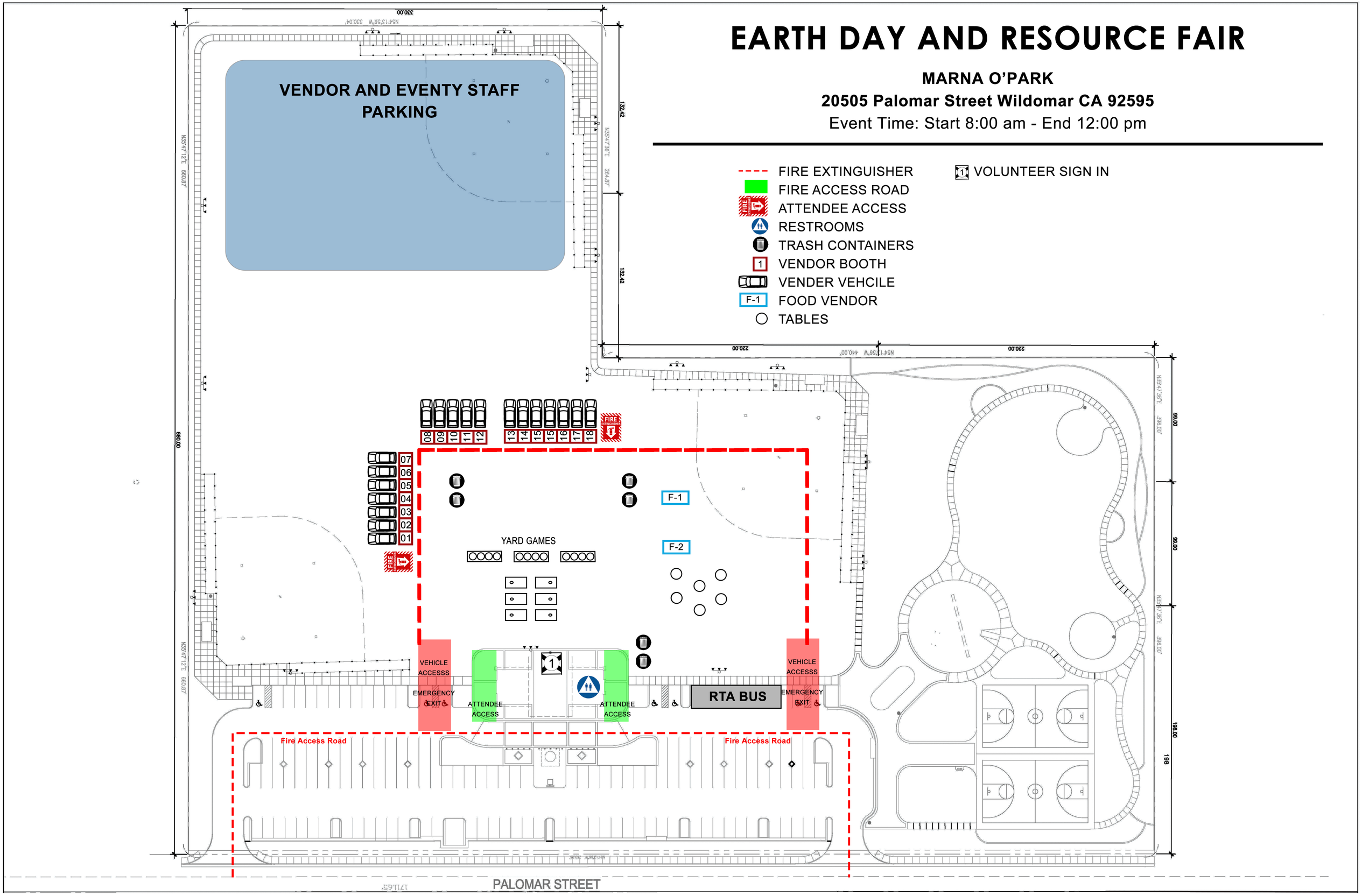
Rocio Botello
Secretary

EARTH DAY AND RESOURCE FAIR

MARNA O'PARK

20505 Palomar Street Wildomar CA 92595

Event Time: Start 8:00 am - End 12:00 pm



CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.7
Meeting Date: March 12, 2025

SUBJECT: The Nature Education Foundation Memorandum of Understanding (MOU) for The Kid's Ride into Nature Car Show

SUBMITTED BY: Daniel Torres, Community Services Director

ACTION:
1. Authorize the City Manager to sign the MOU with the foundation dependent that the foundation fulfills all requirements;
2. Waive fees associated with the application and processing of the Temporary Event Permit depending on whether the foundation fulfills all requirements.

SUMMARY:
The Nature Education Foundation requests the City of Wildomar to partner in presenting the Kid's Ride into Nature Car Show. The partnership aligns with the City's commitment to fostering meaningful connections and a thriving community.

BACKGROUND:
The City has a strong history of collaborating with non-profit organizations, community groups, and local agencies to bring engaging events and activities to residents. In the past, the City successfully partnered with TNEF to present the Rooted in Nature Craft Brew Festival, an event that was well received and fostered future collaborations. Building on this success, the foundation has developed an exciting new event centered around Historical and Classic Cars.

DISCUSSION:
This initiative seamlessly aligns with the City's ongoing commitment to fostering community engagement, promoting cultural enrichment, and providing unique experiences for residents. As a free public event, it invites attendees to immerse themselves in history by dressing in their favorite time period, creating a dynamic and interactive atmosphere. With an anticipated attendance of over 1,500 guests during the five-hour event, this gathering presents a valuable opportunity for community engagement. Attendees will enjoy diverse activities, including a curated car show, live music, a vibrant selection of food and specialty vendors, and a dedicated children's play zone.

Beyond entertainment, this event serves a greater purpose by supporting and expanding the Foundation's youth education programs. Revenue generated from vehicle and vendor registration fees will directly contribute to empowering the next generation of environmental stewards. A formal partnership on this event would reinforce the City's role as a champion of community-centered initiatives and strengthen its relationship with residents through shared experiences. Joining forces will enhance the event's reach, impact, and success. Continuing this collaboration advances the City's vision for a connected, engaged, and thriving community.

FISCAL IMPACT:
If the Council approves this Memorandum of Understanding (MOU), the City will provide in-kind services valued at approximately $6,000.00. These services encompass costs associated with permits, marketing, staffing, facility use, rentals, and contractual services.

ATTACHMENTS:
Attachment - 1: TEP Application_Kids Ride into Nature Car Show.pdf
Attachment - 2: MOU_The Nature Education Foundation.pdf

CITY OF WILDOMAR
TEMPORARY EVENT APPLICATION & PERMIT PACKET

Conducting a Temporary Event in the City of Wildomar

- Would you like to host a Temporary Event in the City of Wildomar? A successful event depends on good planning. This Temporary Event Packet provides instructions to guide and assist you in the preparation and processing of your Temporary Event Permit.
- The type of event and the kinds of activities you are planning determines which city departments you may need to contact.
- Remember, you may also need other permits from other agencies such as the Riverside County Health Department, Alcohol Beverage Control, or Fire Department.
- Please read the entire Information packet and instructions before you begin completing the application.
- Temporary events are permitted in accordance with the use and operational regulations outlined in Chapter 17.256 of the Wildomar Municipal Code (WMC). An application review and processing fee is required with the application packet in accordance with Chapter 3.44 of the WMC. The following fees were adopted by the City Council on February 13, 2019:
  - Wildomar Resident (private property or city park): $100
  - Non-Profit Organization with Wildomar Address (private property or city park):: $150
  - Wildomar Commercial Business(private property or city park): $200
  - Applicant's from Outside City Limits (private property): $661
  - Applicant's from Outside City Limits (city park): $725
- Temporary events are limited to SIX (6) times per calendar year. Recurring events exceeding this amount requires approval of a conditional use permit by the Planning Commission.
- If you are a non-profit organization, you must provide written evidence that your status is current and in good standing with State and Federal agencies/regulations.
- Your application package must include a signature or signed letter from the underlying property owner authorizing the temporary event on the property in question. If the event is held within a multi-tenant commercial center, the application package must also include a signed letter from each business owner that may be affected by the event.
- This application form and all pertinent documents must be submitted in person to the Planning Department at least 60 days prior to the event at:

  23873 Clinton Keith Road, Suite #201
  Monday-Thursday, 8:00 am – 5:00 pm
  Attention: Abdu Lachgar, Associate Planner
- Applications can take up to 60 days to review and process through all city departments and outside agencies for approval so a timely submittal is important.
- Most common questions will be answered as you read through the information. After reading the information packet, if you still have questions, you may call the Planning Department at (951) 677-7751.
- Please print the Temporary Event Permit Packet in its entirety and complete all sections.

City of Wildomar

Temporary Event Application & Permit

1. PERMIT NUMBER

Permit Number:_____ Date of Application: January 7, 2025

2. DESCRIPTION

Name of Event: Kids' Ride Into Nature Antique and Classic Car Show

Date of Event: May 31, 2025 Time of Event: 10am - 3pm

Estimated attendance: 500-1000

Type of Event:

- ☐ Run / Walk
- ☐ Bicycle Race
- ☐ Parade / March
- ☐ Festival / Fair
- ☐ Block or Neighborhood Party
- ☐ Concert / Performance
- ☐ Farmers Market
- ☐ Circus / Carnival
- ■ Car Show
- ☐ Other (i.e., craft fair/open air market, etc.)

Detailed Description of the Event:

Event components include:

Car Show and Car Awards

Food trucks

Retail and information vendors

Music all day

Kids' Zone with activities, car crafts and live animals

No Alcohol

Raffle and 50/50

Inviting spectators to come in period dress / photo booth

Free to the public

Is this a recurring event at the same location? ☐**Yes** ■ **No**

3. CONTACTS

Name of the Organization Sponsoring the Event: The Nature Education Foundation

Is the organization a tax exempt, non-profit organization?

■ **Yes** ☐ **No**

If yes, please attach the following:

1. A copy of the organization's 501 (c)3 letter.
2. Letter of authorization from the organization authorizing the representative to apply for the permit on its behalf

Name of Applicant: The Nature Education Foundation / Ginger Greaves

Address: Mail: P. O. Box 941, Murrieta 92564 Office: 39400 Clinton Keith Road Murrieta 92562

City: _____ **State:** _____ **Zip Code:** _____

Phone: O - 951-319-2998 **Cell:** 909-732-2209

Email: execdirector@the-nef.org

The Applicant must be available to answer questions regarding the event and the event application. They must also be available for any planning meetings scheduled prior to the event.

Name of Property Owner: The City of Wildomar

Address: 23873 Clinton Keith Road, Ste 201

City: Wildomar **State:** CA **Zip Code:** 92595

Phone: 951-677-7751 **Cell:** _____

Email: dtorres@wildomar.gov

4. ON SITE CONTACT

Name of On Site Contact: Daniel Torres

Address: 23873 Clinton Keith Road, Ste 201

City: Wildomar **State:** CA **Zip Code:** 92595

Phone: 951-677-7751 **Cell:** _____

Email: dtorres@wildomar.gov

The On Site contact must be available at the event site and in possession of the approved Temporary event permit. The On Site Contact should have with them, the cell phone assigned to the above listed cell phone number during the entire event.

5. LOCATION

Address of Property and Location Description:

Address: Marna O'Brien Park 20505 Palomar Street

City Wildomar State: CA

Zip Code: 92595

6. SITE PLAN

Site plan TBD with City and and applicant.

Site Diagram: Please attach a diagram of your event site using 8 ½" x 11" size paper.

The Following shall be included on the site plan:

Name, address and phone number of applicant and owner

Vicinity map

Existing Business(es) on site

Location of pedestrian walkways

Location of vehicular access/exit points, driveways, emergency exits and ADA paths

Identify source of electrical supply (if applicable)

Location of all buildings, parking, generators, tents, canopies, toilets, booths, beer gardens, cooking areas and other temporary structures.

Total Anticipated Attendance: 1000+ Daily Attendance: _____

Times: _____ To _____

Streets Closed: _____ Setup Begins: Friday - May 30

Event Begins: 10am Event Ends: 3pm

Cleanup Ends: Saturday evening Streets Open: _____

7. SECURITY PLAN

As the event applicant or organizer, **YOU** are required to provide a safe and secure environment for the event. This is accomplished by anticipating potential problems and concerns related to the event and the surrounding environment. The event may require the services of Wildomar Police, Private Security, Crossing Guards and or Public Works employees. Private Security Guards must be properly licensed and preapproved.

Have you hired a licensed professional security company to develop and manage your event's security plan?

☐ **Yes** ☐ **No** To be discussed with City of Wildomar.

If yes, you are required to provide a copy of the company's valid Private Patrol Operators License issued by the State of California and a certificate of insurance naming the City of Wildomar as additionally insured.

Name of Company:_____ **Contact Name:** _____

Address:_____

City:_____ **State:**_____ **Zip Code:** _____

Phone:_____ **Cell:**_____

Email: _____

8. TRAFFIC PLAN

Street Closures: Is your event going to restrict the regular flow of traffic on a City Street of sidewalk?

☐**Yes** ■ **No**

If yes, applicant/organizer must notify residences and businesses affected by the event. Notice shall be given to and approved by the Public Works Department.

What Street(s) will be closed for your event? TBD by City of Wildomar

_____

At what intersections will the above street be closed?_____

_____

Will your event involve the use of traffic safety equipment, (i.e.) barricades, etc.?

■**Yes** ☐ **No**

Please give details: To be determined by City of Wildomar.

_____

Is the applicant/organizer requesting the Wildomar Public Works Department to provide the safety equipment?

■**Yes** ☐ **No**

If this event requires the closure of more than one street between two intersections, please include a detailed map of the event showing all intersections and roadway access points, the location of barricades and traffic control personnel. You will be required to obtain traffic safety equipment for the safe closure of the venue and to ensure proper detour and parking information is posted. Depending upon the type of event, you may need barricades, traffic cones, directional signage etc. It is the responsibility of the applicant/organizer to obtain and to properly place this equipment prior to the beginning of the event.

The Riverside Transit Agency (RTA) must be notified if street closures will affect bus routes. Contact RTA's administrative office at 1825 Third St., Riverside, CA, 92501, or call 951/565-5000 and ask to speak to the Chief Operations Officer.

All traffic control devices on all streets and highways open to public travel in California must conform to the California Department of Transportation, Traffic Manual, subject to the provisions of California Vehicle Code.

Parking

It is important that you plan for the safe arrival and departure of event attendees, participants and vendors. As the event organizer, you should develop a parking and / or shuttle plan that is suitable for the environment in which your event will take place. Remember that parking, traffic congestion and environmental pollution are all areas of concern with event. You must include accessible parking and/or access in your event plans.

How many parking are available at the proposed location (site): On-site and off-site parking available.

9. FIRE DEPARTMENT

Will the event require electrical generators during the event?

■ **Yes** ☐ **No** Food trucks may bring generators.

Will fireworks, explosives or any other pyrotechnic device be used at the event?

☐ **Yes** ■ **No**

Will the event require tents with over 200 square feet of material?

☐ **Yes** ■ **No**

Will the event require tents or canopies with over 400 square feet of material?

☐ **Yes** ■ **No**

Will there be use of cooking or other equipment that emits a flame, heat or spark?

☐ **Yes** ■ **No**

Note: If any of the boxes above are checked yes, a supplemental fire application/fee must be submitted.

10. ALCOHOLIC BEVERAGES

Will alcoholic beverages be furnished or sold at the event?

☐ **Yes** ■ **No**

Describe the plan to ensure the safe sale or distribution of alcohol at the event:

If serving or selling alcohol at the event, applicant/organizer must obtain a permit from:

Alcohol Beverage Control
3737 Main Street, Suite 900
Riverside, CA 92501
951.782.4400 / www.abc.ca.gov

A copy of the ABC license approval must be submitted with the application packet.

11. FOOD SERVICE

Will food or beverages be provided or sold at the event?

■ **Yes** ☐ **No**

Will the event be professionally catered?

☐ **Yes** ■ **No**

If your event is being catered please provide information on the company.

Name of Company:_____ **Contact Name:** _____

Address:_____

City:_____ **State:**_____ **Zip Code:** _____

Phone:_____ **Cell:**_____

Email: _____

Applicant/organizer must contact the Riverside County Department of Environmental Health for a permit if any food or beverages will be sold or distributed. A copy of the Health department permit must be submitted with the application packet.

Department of Environmental Health
38740 Sky Canyon Drive
Murrieta, CA 92563
951.461.0284

12. ANIMALS

Will there be animals present: (I.E. Petting zoo, circus, pony rides, dogs, other)?

■ **Yes** ☐ **No**

13. MEDICAL PLAN

Have applicant/organizer hired a licensed professional emergency medical service provider to develop and manage the event's medical plan?

■ **Yes** ☐ **No** To be determined by City of Wildomar

If yes, please provide information on the company on the following page.

Name of Company: _____ **Contact Name:** _____

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone: _____ **Cell:** _____

Email: _____

Please describe the medical plan including your communications plan. The plan should include the hours of setup and dismantling of medical aid areas (add a separate sheet if more room is needed)

14. AMPLIFIED NOISE

Will the event have amplified sound at your event?

☒ **Yes** ☐ **No**

Will the event have live music?

☐ **Yes** ☒ **No**

Will the event have mechanical noise?

☐ **Yes** ☒ **No**

15. SANITATION

What provisions applicant/organizer made for sanitation facilities?

City on-site restrooms will be augmented with three extra handicap portable units and one extra wash station.

Site is a City park with built in restrooms and sanitation facilities.

(Male) Number of Toilets: 6 Urinals: 6 ADA: 1

(Female) Number of Toilets: 6 ADA: 4

(Combined Male/Female) Number of Toilets: 12 ADA: 4

All temporary sanitation facilities placed at the event must be removed on the first business day following the event unless in the pubic right away.

16. CLEAN UP

What provisions have the applicant/organizer made for clean up after the event?

Combined TNEF volunteers and City staff to clean up.

Rentals provided by Abbey Party Rentals to be removed by Monday, June 2.

Who is the person responsible for clean up?

Contact Name: Ginger Greaves

Address: 39400 Clinton Keith Road

City: Murrieta **State:** CA **Zip Code:** 92562

Phone: 951-319-2998 **Cell:** 9090732-2209

Email: execdirector@the-nef.org

***** Your organization may be eligible to receive FREE trash and recycling waste boxes. Please contact CR&R Incorporated (West side of I-15) at 800-755-8112 or Waste Management (East side of I-15) at 800-423-9986 for more information.

* Event location and adjacent areas must be returned to "Pre-Event" conditions

17. ADDITIONAL INFORMATION

18. AGREEMENT OF APPLICANT (REQUIRED)

1. Applicant agrees, upon request, to provide a certificate of insurance providing Evidence of General Liability Insurance coverage in the minimum amount of $1,000,000 combined single limit AND an additional Insured Endorsement naming the City of Wildomar, its officers, employees and agents' as additional insured. The two documents must be submitted no later than (10) days prior to the event.

   ■ **Yes** ☐ **No**

2. Applicant agrees, upon request, to submit a security plan setting forth the proposed security measures to be taken to protect the health, safety and welfare of the participant, spectators, bystanders and passersby. This plan may be reviewed by the Police Department who may require alterations to the plan. Security measures may include, but are not limited to, the hiring of private security or Riverside Police Officers at the applicant's expense.

   ■ **Yes** ☐ **No**

3. Applicant agrees, upon request, to provide a copy of their "Determination Letter" as issued by the Internal Revenue Service of the United States, if the application is made on behalf of any organization representing itself as a "tax-exempt," "non-profit" and/or "charitable."

   ■ **Yes** ☐ **No**

4. Applicant agrees, upon request, to pay a refundable "Clean-Up Deposit," at least ten (10) days prior to the event as a condition of the issuance of the Temporary Event Permit. Applicant also agrees to pay clean-up costs, in excess of the deposit, incurred by the City as a result of additional clean-up required to return the event location and surrounding area to its pre-event condition.

   ■ **Yes** ☐ **No**

5. Applicant agrees to notify all residents and businesses that will be affected by the street closure and/or amplified sound. If the event/closure will affect access to more than one business, the applicant must notify the Murrieta/Wildomar Chamber of Commerce.

   ■ **Yes** ☐ **No**

6. Applicant agrees to supply warning signs and barricades and to situate them in such position that the road closure may be maintained in a safe and orderly manner. Such devices may be rented from companies listed in the telephone directory under "Traffic Safety Devices."

   ■ **Yes** ☐ **No**

Applicant agrees to submit, upon request of the City, any additional information required to evaluate this application and permit. Applicant certifies that all information contained herein and any other information submitted in support of this application and permit is true and correct to the best of their knowledge.

Applicant agrees to submit, upon request of the Planning Department, any additional information required to evaluate this application and permit. Applicant certifies that all information contained herein and any other information submitted in support of this application and permit is true and correct to the best of their knowledge.

Applicant agrees that any false statement or material misrepresentation made in support of this application and permit is cause for denial of issuance of a Temporary Event Permit. Applicant also agrees that failure to adhere to the policies and procedures established by the City of Wildomar or any conditions or restrictions imposed upon the permit by the Wildomar Police or Fire Department is cause for revocation of the Temporary Event Permit.

Applicant further agrees the permit may be revoked at any time by any supervisor of the Wildomar Police Department or Planning Department.

Ginger Groaves — January 27, 2025

Signature of Applicant — Date

I certify under the penalty of the laws of the State of California that I am the property owner of the property that is the subject matter of this application and I am authorizing to and hereby do consent to the filing of this application and acknowledge that the final approval by the City of Wildomar, if any, may result in restrictions, limitations and construction obligations being imposed on this real property.

_____ _____

Signature of Property Owner Date

NOTE: A LETTER OF AUTHORIZATION FROM THE PROPERTY OWNER MAY BE ATTACHED IN PLACE OF SIGNATURE ABOVE

19. INSURANCE/ INDEMNIFICATION AGREEMENT (REQUIRED)

If the event will take place on any portion of public right-of-way, City owned property or City sponsored events, the applicant shall provide and maintain general liability insurance with minimum limits of $1,000,000 per occurrence for bodily injury, personal injury and property damage. If alcoholic beverages are served, liquor liability in the amount of $1,000,000 per occurrence is required. General liability and liquor liability shall be endorsed naming the City, its officers, agents, employees and volunteers as additional insureds. The insurance provided to the City as an additional insured shall be primary to, and non-contributory with any insurance or self-insurance program maintained by the City. Use of the facility may be denied if satisfactory proof of the required insurance is not timely received prior to the event. In consideration of the granting of this Application and Permit for Temporary Event for:

Kids' Ride Into Nature Antique and Classic Car Show
(name of event)

On May 31, 2025
(date of event)

The Santa Rosa Plateau Foundation, Inc. DBA The Nature Education Foundation
(r

agree(s) to defend, indemnify and hold harmless the City of Wildomar, and the City's employees, officers, managers, agents, council members, and volunteers from any and all losses, damages, claims for damage, liability, lawsuits, judgments, expense and cost arising from any injury or death to any person or damage to any property including all reasonable costs for investigation and defense thereof (including, but not limited to, attorney fees, costs and expert fees) arising out of or attributed to the issuance of Applicant's Temporary Event Permit regardless of where the injury, death or damage may occur, unless such injury, death or damage is caused by the sole negligence or willful misconduct of the City.

Dated: Jan 27, 2025

Signature: Ginger Greaves

Printed Name: Ginger Greaves

Title: Executive Director

20. Temporary Event Application Permit Checklist:

Please check off all documents attached:

- ☒ Temporary Event Application Packet
- ☐ Application Fee (per Sec. 3.44 of the WMC)
- ☐ Site Plan/ Traffic Plan
- ☐ Property Owner Signature or Letter of Authorization
- ☐ Letter of Authorization from business owners if located in an existing commercial center (If Applicable)
- ☐ Certificate of Insurance (If Applicable)
- ☐ ABC License (If Applicable)
- ☐ Health Department License (If Applicable)
- ☐ Security Plan (If Applicable)
- ☐ Fire Department Permit (If Applicable)
- ☒ If you are a non-profit organization, you must provide written evidence that your status is current and in good standing with State and Federal agencies/regulations.

I certify that all filing requirements have been satisfied for my application. I further understand that an incomplete application cannot be accepted for processing.

☐

Applicant's Signature: Jennifer Greaves Date: Jan 27, 2025

January 23, 2025

City of Wildomar
23873 Clinton Keith Road
Wildomar, CA 92595

RE: Authorization to Sign:
City of Wildomar Memorandum of Understanding (MOU)
Kids' Ride Into Nature Antique and Classic Car Show
May 31, 2025

To Whom It May Concern:

At the January 22, 2025 Board of Directors meeting of the Santa Rosa Plateau Foundation, Inc., DBA The Nature Education Foundation, Ginger Greaves, Executive Director, was authorized to sign on the Foundation's behalf the above referenced MOU.

Copy of the minutes of that meeting can be provided upon request.

Thank you.

Austin Linsley
President
Board of Directors
The Nature Education Foundation

The Nature Education Foundation
Office: 39400 Clinton Keith Road, Murrieta 92562
Mailing: P. O. Box 941, Murrieta 92564
951-319-2998 / www.the-nef.org
info@the-nef.org – Tax ID# 71-0946697

Educating and empowering youth to appreciate, preserve and protect Nature!

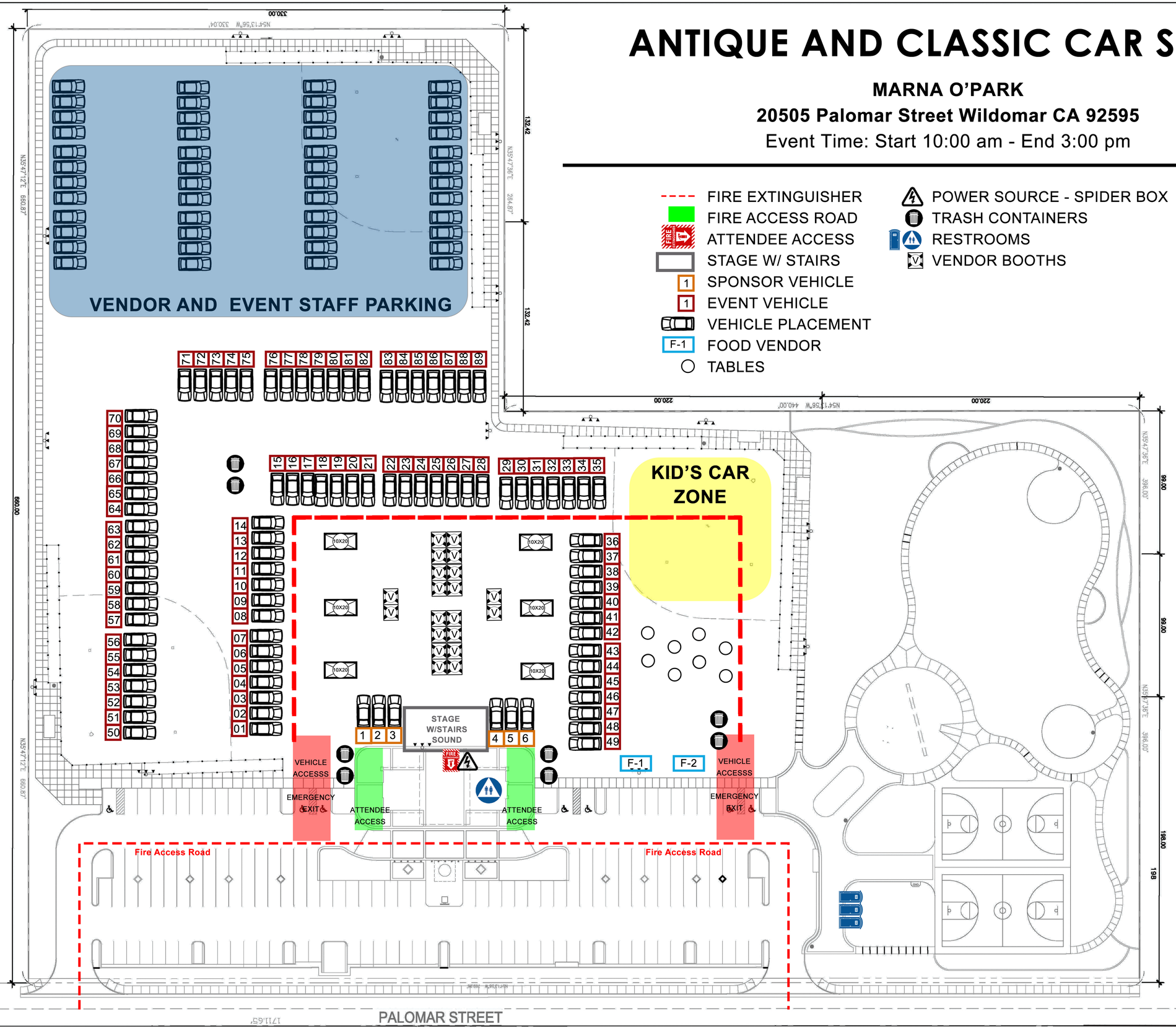
ANTIQUE AND CLASSIC CAR SHOW

MARNA O'PARK

20505 Palomar Street Wildomar CA 92595

Event Time: Start 10:00 am - End 3:00 pm

- FIRE EXTINGUISHER
- FIRE ACCESS ROAD
- ATTENDEE ACCESS
- STAGE W/ STAIRS
- SPONSOR VEHICLE
- EVENT VEHICLE
- VEHICLE PLACEMENT
- FOOD VENDOR
- TABLES
- POWER SOURCE - SPIDER BOX
- TRASH CONTAINERS
- RESTROOMS
- VENDOR BOOTHS



Attachment A

MEMORANDUM OF UNDERSTANDING

THE NATURE EDUCATION FOUNDATION

COMMUNITY EVENT PARTNERSHIP

MEMORANDUM OF UNDERSTANDING
(SANTA ROSA PLATEAU NATURE EDUCATION FOUNDATION SPECIAL EVENT)

This Memorandum of Understanding ("MOU") is entered into this day of _____, 2025 by and between the City of Wildomar, a California general law city, ("City") and Santa Rosa Plateau Foundation, Inc., DBA The Nature Education Foundation, a California 501 (c) 3 non-profit. ("Foundation"). City and Foundation may be referred to individual or collectively as a "Party" or the "Parties."

RECITALS

A. Foundation is a nonprofit organization that educates and empowers youth to appreciate, preserve and protect nature.

B. Foundation desires to raise funds to promote the Foundation's purposes by conducting an event Kids' Ride Into Nature / Antique and Classic Car Show (the "Event") at the City's Marna O'Brien Park located at 20505 Palomar Road, Wildomar California (the "Park").

C. City desires to partner in the Event and provide hosting assistance to the Foundation to conduct the Event at the Park, as the Foundation provides a benefit to the community and the Event will attract tourists to the City, and enhance the City's profile in the region.

D. The purpose and intent of this MOU is to set forth the mutual understanding of the Parties regarding the City's sponsorship of the Event at the Park and the financial assistance to be provided.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of the mutual promises and covenants made by the Parties and contained here and other consideration, the value and adequacy of which are hereby acknowledged, the Parties agree as follows:

1.0 SPONSORSHIP AND MARKETING

1.1 City will partner in the Event on May 31, 2025, in the form of benefits describe in Section 2.1 provided that the Event is held as stated in the Temporary Event Permit. If the Event is not held on May 31, 2025, the City shall incur no obligation to commit the partnership toward a future Event.

1.2 Foundation agrees to identify City in all marketing materials for the Event, including digital and print advertising. Marketing materials for the Event will include the tagline "Gateway to the Santa Rosa Plateau" and the City's logo, which the City hereby gives permission to Foundation to use in conjunction with the Event.

2.0 ALLOCATION OF SPONSORSHIP FUNDS

2.1 The partnership identified in Section 1.1 of this MOU will be in relation to the benefits the City will provide the Foundation per the Community Event Partnership Policy. As stated on page 3 of the policy, a staff liaison will be assigned to Foundation to assist and confirm that all Temporary Event Application requirements are fulfilled. The Foundation will be required to fulfill the permit process, provide the required insurance documents, and any required inspections and reporting. The city will waive fees for the Temporary Event Permit Application, public safety staffing and services, temporary barricades or fencing installed at the Park, parking and traffic control costs, sanitation costs including restroom stocking, trash receptacles and pickup, and janitorial services.

3.0 PERMITS AND APPROVALS

Foundation shall obtain all necessary permits and approvals from the City and all other agencies with jurisdiction over the Event. Nothing in this MOU shall be construed as altering or waiving the City's permit and approval requirements applicable to the Event.

4.0 GENERAL PROVISIONS

4.1 Either party may terminate this MOU upon thirty (30) days written notice to the other Party. In the event that a legal action is brought challenging this MOU, either Party may terminate this MOU effective immediately by written notice to the other Party.

4.2 If any term, condition or covenant of this MOU is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this MOU shall not be affected there by and the MOU shall be read and construed without the invalid, void or unenforceable provision(s).

4.3 Waiver by any Party to this MOU of any term, condition, or covenant of this MOU shall not constitute a waiver of any other term, condition, or covenant. Waiver by any Party of any breach of the provisions of this MOU shall not constitute a waiver of any other provision nor a waiver of any subsequent breach or violation of any provision of this MOU.

4.4 This MOU shall be administered and executed by the City Manager or his or her designated representative on behalf of City. The City Manager shall have the authority to issue interpretations and to make amendments to this MOU. No amendment to or modification of this MOU shall be valid unless made in writing and approved by Foundation and City.

4.5 The person or persons executing this MOU on behalf of Foundation represents and warrants that he/she/they has/have the authority to so execute this MOU and to bind Foundation to the performance of its obligations hereunder.

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

CITY OF WILDOMAR

_____
Dan York
City Manager

ATTEST:

_____
Janet Morales
City Clerk

APPROVED AS TO FORM

_____
Thomas Jex City
Attorney

SANTA ROSA PLATEAU FOUNDATION, INC.

_____
By: _____
Its: _____

_____

By: _____
Its: _____

SUBJECT: Proposed Revised Fee Schedule for the Transportation Uniform Mitigation Fee Program

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
1. Review and adopt the first reading of an Ordinance entitled:

ORDINANCE NO. _____
AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING AND SUPERSEDING ORDINANCE NO. 164 TO UPDATE PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

2. Review and adopt a Resolution entitled:

RESOLUTION NO. 2025 - _____
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR AMENDING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) SCHEDULE APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF WILDOMAR

SUMMARY:
Adoption of a new fee schedule for the TUMF Program administered by WRCOG.

BACKGROUND:
The City of Wildomar is a member agency of the Western Riverside Council of Governments (WRCOG), a joint powers agency comprised of the County of Riverside and eighteen (18) cities located in Western Riverside County. In 2002, WRCOG adopted the Transportation Uniform Mitigation Fee (TUMF) Program. The TUMF Program was created in response to the significant growth of new development in Riverside County. Faced with inadequate funding to improve the regional transportation system to accommodate new development, the member agencies of WRCOG developed TUMF as a solution.

Included within the TUMF Program is the TUMF Roadway Network, which is a system of roadways that serve inter-community trips within Western Riverside County. The TUMF Roadway Network is identified in the TUMF Nexus Study. New development creates impacts to local and regional roadways due to increased traffic. The TUMF Nexus Study identifies the future improvements that are needed on the TUMF Roadway Network to support the increased demand from new development. Costs are calculated for the future improvements and those costs form the basis for the TUMF Fee, which is a mitigation fee that new developments are required to pay to offset their impact to the TUMF Roadway Network.

WRCOG collects the TUMF fees and distributes/reimburses the funds to member agencies as each agency works on the applicable TUMF Projects.

DISCUSSION:

In accordance with the Mitigation Fee Act, the proposed Ordinance and 2024 Nexus Study: (i) identify the purpose of the revised fees; (ii) identify the use to which the revised fees is to be put, including identification of any facilities to be financed; (iii) determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; (iv) determine how there is a reasonable relationship between the need for the public facilities and the type of development project upon which the fees are imposed; and (v) determine how there is a reasonable relationship between the amount of the fees and the cost of the public facilities or portion or the public facility attributable to the development on which the fees are imposed.

The resolution will establish the Fee Schedule for TUMF as follows:

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
5. $7,816 per multi-family residential unit
6. $2.33 per square foot of an industrial project
7. $7.72 per square foot of a retail commercial project
8. $4.89 per square foot of a service commercial project
9. $2.45 per square foot of a service Class A and B Office

FISCAL IMPACT:

Fees related to the Transportation Uniform Mitigation Fee Program are collected and maintained by WRCOG. The City does not receive any portion of the fees at collection. However, as a TUMF Program participant, the City does receive reimbursements on TUMF approved projects from WRCOG. The amounts are based on project-specific funding agreements with WRCOG for approved as part of the Southwest Riverside County Transportation Improvement Plan created by WRCOG.

The City currently has $24,892,517 in TUMF funding approved for current projects. In the 2024 Nexus Study there will be an additional $87,603,000 made available for Wildomar projects. Acceptance of the new fee schedule is integral to the City's continued participation in the TUMF program.

ATTACHMENTS:

2025 TUMF Update Presentation.pdf
Ordinance_2025 TUMF Update
Resolution_2025 TUMF Fee Update.doc
Exhibit A - Map of the Regional System.pdf
Exhibit B - 2024 TUMF Nexus Study.pdf

2025 Transportation Uniform Mitigation Fee Update

ADAM JANTZ
FINANCE MANAGER

MARCH 12TH 2025

TUMF Program

- The Transportation Uniform Mitigation Fee is a Fee Imposed on New Development Projects to Ensure that Developers Contribute Their Fair Share Towards Transportation Infrastructure Improvements

- The Purpose is to Fund Improvements to Transportation Infrastructure in the Region that Traditional Funding Sources Cannot Cover in Order to Mitigate the Impacts of New Development

- It is Currently Collected and Administered by WRCOG, which is a Joint Powers Agency Consisting of 18 Member Jurisdictions of the City of Wildomar is a Member.

TUMF Program

- Proceeds are Used to Fund Vital Transportation Projects Throughout the Western Riverside County Region.

- In 2024, WRCOG Conducted a Nexus Fee Study Which was Adopted by the Executive Board on September 9th, 2024.

- Even Though WRCOG Administers the Program, WRCOG Requires the Member Jurisdictions to Adopt Ordinances and Resolutions to Have the Authority to Increase the Fee.

TUMF Fees

Land Use Type	Units	Current Rates	Proposed Rates
Single-Family Residential	DU	$ 10,104.00	$ 13,927.00*
Multi-Family Residential	DU	6,580.00	7,816.00
Retail	SF	7.72	7.72
Service	SF	4.89	4.89
Industrial	SF	1.86	2.33
Class A/B Office	SF	2.45	2.45

*Proposed Rate will be Tiered by SF
DU: Dwelling Units, SF: Square Feet

TUMF Fees

Land Use Type	Units	Current Rate	Proposed Rates
Single-Family Residential	DU	$10,104	$12,380 per DU 1,800 SF or less $13,927 per DU between 1,801 and 2,300 SF $15,476 per DU between 2,301 and 2,700 SF $19,344 per DU greater than 2,700 SF

Wildomar TUMF Funding

Project	TUMF Funding	Total Projected Cost	TUMF %
Bundy Canyon Widening	$14,367,000	$64,254,359	22.4%
Palomar Widening	$3,216,517	$11,673,271	27.6%
Clinton Keith Widening	$4,309,000	$12,549,241	34.3%
Bundy Canyon/I-15 Interchange	$1,500,000	$1,500,000	100%
Wildomar Trail/I-15 Interchange	$1,500,000	$1,500,000	100%
Total Current Approved TUMF Funding	$24,892,517		

- An Additional $87,603,000 in TUMF Funding for Wildomar Projects will be Made Available with the New Nexus Study

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WILDOMAR AMENDING AND SUPERSEDING ORDINANCE NO. 164 TO UPDATE PARTICIPATION IN THE WESTERN RIVERSIDE COUNTY TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) PROGRAM

The City Council of the City of Wildomar, California "(City") ordains as follows:

Section 1. Title.

This Ordinance shall be known as the "Western Riverside County Transportation Uniform Mitigation Fee Program Ordinance of 2025" ("Ordinance").

Section 2. Findings.

A. The City 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. A map depicting the boundaries of Western Riverside County and the Regional System is attached here as Exhibit "A" and incorporated herein. WRCOG prepared a certain "Western Riverside County Transportation Uniform Fee Nexus Study," dated October 18, 2002 (the "2002 Nexus Study") prepared in compliance with the Mitigation Fee Act (Gov. Code §§ 66000 *et seq*.) and adopted by the WRCOG Executive Committee. As a member agency and TUMF participating jurisdiction, the City adopted and implemented an ordinance authorizing the City's participation in a TUMF Program Based on the 2002 Nexus Study.

B. 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.

C. On September 20, 2017, the City adopted Ordinance No.139 which adopted the 2016 Nexus Study and updated the TUMF.

D. 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.

E. The City adopted Ordinance No. 164 on April 10th, 2019, allowing WRCOG to calculate and collect TUMF on behalf of the City.

F. 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 9th, 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.

G. Consistent with its previous findings made in the adoption of Ordinance No. 38, 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.

H. 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.

I. 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.

J. 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.

K. The fees collected pursuant to this 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.

L. 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.

M. 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.

N. 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.

O. The City Council hereby adopts the 2024 Nexus Study and its findings. The 2024 Nexus Study is attached and incorporated herein as Exhibit "B."

P. The City Council hereby adopts this Ordinance to amend and supersede the provisions of Ordinance No. 164.

Section 3. Definitions.

For the purpose of this Ordinance, the following words, terms and phrases shall have the following meanings:

A. **"Class 'A' Office"** means an office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, on-site support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The minimum requirements of an office building classified as Class 'A" Office shall be as follows: (i) minimum of three stories (exception will be made for March JPA, where height requirements exist); (ii) minimum of 10,000 square feet per floor; (iii) steel frame construction; (iv) central, interior lobby; and (v) access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic, in which case the first floor may be accessed from the street to provide entrances/ exits for commercial uses within the building.

B. **"Class 'B' Office"** means an office building that is typically characterized by high quality design, use of high end building materials, state of the art technology for voice and data, on-site support services/maintenance, and often includes full service ancillary uses such as, but not limited to a bank, restaurant/office coffee shop, health club, printing shop, and reserved parking. The minimum requirements of an office building classified as Class 'B" Office shall be as follows: (i) minimum of two stories; (ii) minimum of 15,000 square feet per floor; (iii) steel frame, concrete or masonry shell construction; (iv) central, interior lobby; and (v) access to suites shall be from inside the building unless the building is located in a central business district with major foot traffic,

in which case the first floor may be accessed from the street to provide entrances/exits for commercial uses within the building**.**

C. **"Development Project"** or **"Project"** means any project undertaken for the purposes of development, including the issuance of a permit for construction.

D. **"Gross Acreage"** means the total property area as shown on a land division of a map of record, or described through a recorded legal description of the property. This area shall be bounded by road rights of way and property lines.

E. **"Habitable Structure"** means any structure or part thereof where persons reside, congregate or work and which is legally occupied in whole or part in accordance with applicable building codes, and state and local laws.

F. **"Industrial Project"** means any development project that proposes any industrial or manufacturing use allowed in the following zoning classifications: I-P, M-S-C, M-M, M-H, M-R, M-R-A, A-1, A-P, A-2, A-D, W-E, or SP with one of the aforementioned zones used as the base zone.

G. **"Low Income Residential Housing"** means "Residential Affordable Units": (A) for rental housing, the units shall be made available, rented and restricted to "lower income households" (as defined in Health and Safety Code Section 50079.5) at an "affordable rent" (as defined in Health and Safety Code Section 50053),). Affordable units that are rental housing shall be made available, rented, and restricted to lower income households at an affordable rent for a period of at least fifty-five (55) years after the issuance of a certificate of occupancy for new residential development. and (B) for for-sale housing, the units shall be sold to "persons or families of low or moderate income" (as defined in Health and Safety Code Section 50093) at a purchase price that will not cause the purchaser's monthly housing cost to exceed "affordable housing cost (as defined in Health and Safety Code Section 50052.5) Affordable units that are for-sale housing units shall be restricted to ownership by persons and families of low or moderate income for at least forty-five (45) years after the issuance of a certificate of occupancy for the new residential development.

H. **"Multi-Family Residential Unit"** means a structure with two or more legal independent residential dwelling units intended for human habitation.

I. **"Non-Residential Unit"** means retail commercial, service commercial and industrial development which is designed primarily for non-dwelling use, but shall include hotels and motels.

J. **"Recognized Financing District"** means a Financing District as defined in the TUMF Administrative Plan as may be amended from time to time.

K. **"Residential Dwelling Unit"** means a building or portion thereof used by one (1) family and containing but one (1) kitchen, which is designed primarily for

residential occupancy including single-family and multi-family dwellings. “Residential Dwelling Unit” shall not include hotels or motels.

L. **“Retail Commercial Project”** means any development project that proposes any retail commercial activity use not defined as a service commercial project allowed in the following zoning classifications: R-1, R-R, R-R-O, R-1-A, R-A, R-2, R-2-A, R-3, R-3-A, R-T, R-T-R, R-4, R-5, R-6, C-1/C-P, C-T, C-P-S, C-R, C-O, R-V-C, C-V, W-2, R-D, N-A, W-2-M, W-1, or SP with one of the aforementioned zones used as the base zone, which can include any eating/dining facility residing on the retail commercial development premises.

M. **“Service Commercial Project”** means any development project that is predominately dedicated to business activities associated with professional or administrative services, and typically consists of corporate offices, financial institutions, legal, and medical offices eating/dining facilities, and other uses related to personal or professional services.

N. **“Single Family Residential Unit”** means each residential dwelling unit development which is situated on one lot which shares no common wall, foundation, or other interconnection with another dwelling unit.

O. **“TUMF Participating Jurisdiction”** means a jurisdiction in Western Riverside County which has adopted and implemented an ordinance authorizing participation in the TUMF Program and complies with all regulations established in the TUMF Administrative Plan, as adopted and amended from time to time by the WRCOG.

P. **“Disabled Veteran”** means any veteran who is retired or is in process of medical retirement from military service who is or was severely injured in a theatre of combat operations and has or received a letter of eligibility for the Veterans Administration Specially Adapted Housing (SAH) Grant Program.

Q. **Government/public buildings, public schools, and public facilities** means any owned and operated facilities by a government entity in accordance with Section G. Exemptions, Subsection 2. of this Ordinance. A new development that is subject to a long-term lease with a government agency for government/public buildings, public schools, and public facilities shall apply only if all of the following conditions are met:

(a) The new development being constructed is subject to a long-term lease with a government agency.

(b) The project shall have a deed restriction placed on the property that limits the use to government/public facility for the term of the lease, including all extension options, for a period of not less than 20 years. Any change in the use of the facility from government shall trigger the payment of the TUMF in effect at the time of the change is made.

(c) No less than ninety percent of the total square footage of the building is leased to the government agency during the term of deed restriction the long term and any extensions thereof.

(d) The new development is constructed at prevailing wage rates.

(e) A copy of the lease is provided to the applicable jurisdiction and to WRCOG.

(f) Based on the facts and circumstances WRCOG determines that the intent of the lease is to provide for a long-term government use, and not to evade payment of TUMF.

R. **"Non-profit Organization"** means an organization operated exclusively for exempt purposes set forth in section 501(c)(3) of the Internal Revenue Code, and none of its earnings may inure to any private shareholder or individual. In addition, it may not be an action organization, i.e., it may not attempt to influence legislation as a substantial port of its activities and it may not participate in any campaign activity for or against political candidates. For the purposes of the TUMF Program, the non-profit may be a 501(c) (3) charitable organization as defined by the Internal Revenue Service.

S. **"Long-Term Lease"** as used in the TUMF Program, a "long-term lease" shall mean a lease with a term of no less than twenty years.

T. **"Mixed-Use Development"** as used in the TUMF Program, means Developments with the following criteria: (1) three or more significant revenue-producing uses, and (2) significant physical and functional integration of project components.

U. **"Guest Dwellings" and "Detached Second Units"** according to the State of California legal definition as following: 1) Complies with the State of California Department of Housing and Community Development *Accessory Dwelling Unit* Handbook and 2) Are ministerially approved by each jurisdiction's local codes.

V. "**TUMF Administrative Plan**" means that the TUMF Administration Plan adopted by the WRCOG Executive Committee May 5, 2003, as amended, setting forth detailed administration procedures and requirements for the TUMF program.

Section 4. Establishment of the Transportation Uniform Mitigation Fee.

A. **Adoption of TUMF Schedule.** The City Council shall adopt an applicable TUMF schedule through a separate resolution, which may be amended from time to time.

B. **Fee Calculation.** The fees shall be calculated by WRCOG according to the calculation methodology fee set forth in the WRCOG TUMF Fee Calculation Handbook adopted July 14, 2003, as amended from time to time. In addition to data in the Fee Calculation Handbook, WRCOG Staff may consider the following items when establishing the appropriate fee calculation methodology:

- Underlying zoning of the site
- Land-use classifications in the latest Nexus Study
- Project specific traffic studies
- Latest Standardized reference manuals such as the Institute of Traffic Engineers Trip Generation Manual
- Previous TUMF calculations for similar uses
- WRCOG staff shall approve final draft credit / reimbursement agreement prior to execution

WRCOG shall have final determination regarding the appropriate methodology to calculate the fee based on the information provided by the local agency. In case of a conflict between the applicant, WRCOG, and/or the local agency regarding the fee calculation methodology, the dispute resolution process in the TUMF Administrative Plan will apply.

C. **Fee Adjustment.** The fee schedule may be periodically reviewed and the amounts adjusted by the WRCOG Executive Committee. By amendment to the Resolution reference is subsection A, above, the fees may be increased or decreased to reflect the changes in actual and estimated costs of the Regional System including, but not limited to, debt service, lease payments and construction costs. The adjustment of the fees may also reflect changes in the facilities required to be constructed, in estimated revenues received pursuant to this Ordinance, as well as the availability or lack thereof of other funds with which to construct the Regional System. WRCOG shall review the TUMF Program no less than every four (4) years after the effective date of this Ordinance.

D. **Purpose.** The purpose of the TUMF is to fund those certain improvements to the Regional System as depicted in Exhibit "A" and identified in the 2024 Nexus Study, Exhibit "B."

E. **Applicability.** The TUMF shall apply to all new development within the City, unless otherwise exempt hereunder.

F. **Exemptions.** The following types of new development shall be exempt from the provisions of this Ordinance and in TUMF Administrative Plan:

1. Low income residential housing as described in Section 3 Definitions, Subsection G of this Ordinance and in the TUMF Administrative Plan.
2. Government/public buildings, public schools, and public facilities as described in Section 3. Definitions, Subsection Q. of this Ordinance and in the TUMF Administrative Plan. Airports that are public use airports and are appropriately permitted by Caltrans or other state agency.
3. Development Projects which are the subject of a Public Facilities Development Agreement entered into pursuant to Government Code section 65864 *et seq*, prior to the effective date of Ordinance No. 38, wherein the imposition of new fees are expressly prohibited, provided that if the term of such

a Development Agreement is extended by amendment or by any other manner after the effective date of Ordinance No. 38 the TUMF shall be imposed.

4. The rehabilitation and/or reconstruction of any habitable structure in use on or after January 1, 2000, provided that the same or fewer traffic trips are generated as a result thereof.

5. Guest Dwellings and Detached Second Units as described in this Ordinance in Section 3. Definitions, Subsection U. and in the Administrative Plan

6. Kennels and Catteries established in connection with an existing single family residential unit.

7. Any sanctuary, or other activity under the same roof of a church or other house of worship that is not revenue generating and is eligible for a property tax exemption (excluding concert venues, coffee/snack shops, book stores, for-profit pre-school day-cares, etc., which would be assessed TUMF.)

8. Any nonprofit corporation or nonprofit organization offering and conducting full-time day school at the elementary, middle school or high school level for students between the ages of five and eighteen years.

9. New single-family homes, constructed by non-profit organizations, specially adapted and designed for maximum freedom of movement and independent living for qualified Disabled Veterans."

10. Other uses may be exempt as determined by the WRCOG Executive Committee as further defined in the TUMF Administrative Plan.

G. **Credit.** Regional System improvements may be credited toward the TUMF in accordance with the TUMF Administrative Plan and the following:

Regional Tier

i. **Arterial Credits:** If a developer constructs arterial improvements identified on the Regional System, the developer shall receive credit for all costs associated with the arterial component based on approved Nexus Study for the Regional System effective at the time the credit agreement is entered into. WRCOG staff must pre-approve any credit agreements that deviate from the standard WRCOG approved format.

ii. **Other Credits:** In special circumstances, when a developer constructs off-site improvements such as an interchange, bridge, or railroad grade separation, credits shall be determined by WRCOG and the City in consultation with the developer. All such credits must have prior written approval from WRCOG.

iii. The amount of the development fee credit shall not exceed the maximum amount determined by the Nexus Study for the Regional System at the time the credit agreement is entered into or actual costs, whichever is less.

Local Tier

i. The local jurisdictions shall compare facilities in local fee programs against the Regional System and eliminate any overlap in its local fee program except where there is a Recognized Financing District has been established.

ii. If there is a Recognized Financing District established, the local agency may credit that portion of the facility identified in both programs against the TUMF in accordance with the TUMF Administrative Plan.

Section 5. Reimbursements.

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

Section 6. Procedures for the Levy, Collection and Disposition of Fees.

A. **Authority of the Building Department.** The Director of Building & Safety, or his/her designee, is hereby authorized to provide WRCOG with development project specifics for the calculation of TUMF in a manner consistent with the TUMF Administrative Plan.

B. **Payment and Collection.** Payment of the fees shall be as follows:

i. All fees collected hereunder shall be collected by WRCOG for deposit, investment, accounting and expenditure in accordance with the provisions of this Ordinance, TUMF Administrative Plan, and the Mitigation Fee Act.

ii. The fees shall be paid at the time a certificate of occupancy is issued for the Development Project or upon final inspection, whichever comes first (the "Payment Date"). However this section should not be construed to prevent payment of the fees prior to issuance of an occupancy permit or final inspection. Fees may be paid at the issuance of a building permit, and the fee payment shall be calculated based on the fee in effect at that time, provided the developer tenders the full amount of his/her TUMF obligation. If the developer makes only a partial payment prior to the Payment Date, the amount of the fee due shall be based on the TUMF fee schedule in place on the Payment Date. The fees shall be calculated according to fee schedule set forth in the Ordinance and the calculation methodology set forth in the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time.

iii. The fees required to be paid shall be the fee amounts in effect at the time of payment is due under this Ordinance, not the date the Ordinance is initially adopted. The City shall not enter into a development agreement which freezes future adjustments of the TUMF.

iv. If all or part of any development project is sold prior to payment of the fee, the property shall continue to be subject to the requirement for payment

of the fee. The obligation to pay the fee shall run with the land and be binding on all the successors in interest to the property.

v. Fees shall not be waived.

C. **Issuance of Certificate of Occupancy.** The City shall not issue a certificate of occupancy for any Development Project until WRCOG has provided written evidence that it has collected the fee.

D. **Appeals.** Appeals shall be filed with WRCOG in accordance with the provisions of the TUMF Administrative Plan. Appealable issues shall be the application of the fee, application of credits, application of reimbursement, application of the legal action stay and application of exemption.

E. **Reports to WRCOG**. The Director of Building and Safety, or his/her designee, shall prepare and deliver to the Executive Director of WRCOG, periodic reports as will be established under Section 7 of this Ordinance.

Section 7. Appointment of the TUMF Administrator.

WRCOG is hereby appointed as the Administrator of the Transportation Uniform Mitigation Fee Program. WRCOG is hereby authorized to collect all fees generated from the TUMF within the City, and to invest, account for and expend such fees in accordance with the provisions of this Ordinance and the Mitigation Fee Act. The detailed administrative procedures concerning the implementation of this Ordnance shall be contained in the TUMF Administrative Plan. Furthermore, the TUMF Administrator shall use the Fee Calculation Handbook adopted July 14, 2003, as amended from time to time, for the purpose of calculating a developer's TUMF obligation. In addition to detailing the methodology for calculating all TUMF obligations of different categories of new development, the purpose of the Fee Calculation Handbook is to clarify for the TUMF Administrator, where necessary, the definition and calculation methodology for uses not clearly defined in the respective TUMF ordinances.

WRCOG shall expend only that amount of the funds generated from the TUMF for staff support, audit, administrative expenses, and contract services that are necessary and reasonable to carry out its responsibilities and in no case shall the funds expended for salaries and benefits exceed two percent (2%) of the revenue raised by the TUMF Program. The TUMF Administrative Plan further outlines the fiscal responsibilities and limitations of the Administrator.

Section 8. 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 9. Severability.

If any one or more of the terms, provisions or sections of this Ordinance shall to any extent be judged invalid, unenforceable and/or voidable for any reason whatsoever by a court of competent jurisdiction, then each and all of the remaining terms, provisions and sections of this Ordinance shall not be affected thereby and shall be valid and enforceable.

Section 10. 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 11. 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 90 days of the date of adoption of this Ordinance.

Section 12. Ordinance No.

This Ordinance supersedes the provisions of Ordinance No. 164 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. 164 all other related ordinances and policies shall remain in full force and effect.

Section 13. Effective Date.

This Ordinance shall take effect on May 11, 2025.

PASSED, APPROVED AND ADOPTED this 12th day of March, 2025.

_____
Ashlee DePhillippo
Mayor

APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

RESOLUTION NO._____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR REPEALING AND REPLACING RESOLUTION 2017-45 AND ADOPTING THE APPLICABLE TRANSPORTATION UNIFORM MITIGATION FEE (TUMF) SCHEDULE APPLICABLE TO ALL DEVELOPMENTS IN THE CITY OF WILDOMAR

WHEREAS, the City of Wildomar ("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. 38 on September 9th 2009, (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 September 20th, 2017, the City adopted Ordinance No. 139 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. 164 on April 10th, 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 9th 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. 38, 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 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 3.40.040(c) of the Wildomar Municipal Code authorizes periodic review and adjustment to the applicable TUMF schedule via resolution 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 Wildomar 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 3.40.020 of the Wildomar Municipal Code in support of the adjusted TUMF contained herein.

SECTION 2. TUMF Schedule. In accordance with Section 3.40.040(c) of the Wildomar Municipal Code, there is hereby adopted the following fee schedule for TUMF which replaces the fee schedule set forth in Sections 2 and 3 of Resolution No. 2017-45 in its entirety as of May 11th, 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 and incorporated herein as Exhibit "B."

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. Resolution 2017-45 will be repealed on the effective date and replaced with the current resolution.

SECTION 6. Effective Date. This Resolution shall become effective 60 days after passed, which will be on May 11th, 2025.

PASSED, APPROVED AND ADOPTED this 12th day of March 2025.

_____
Ashlee DePhillippo
Mayor

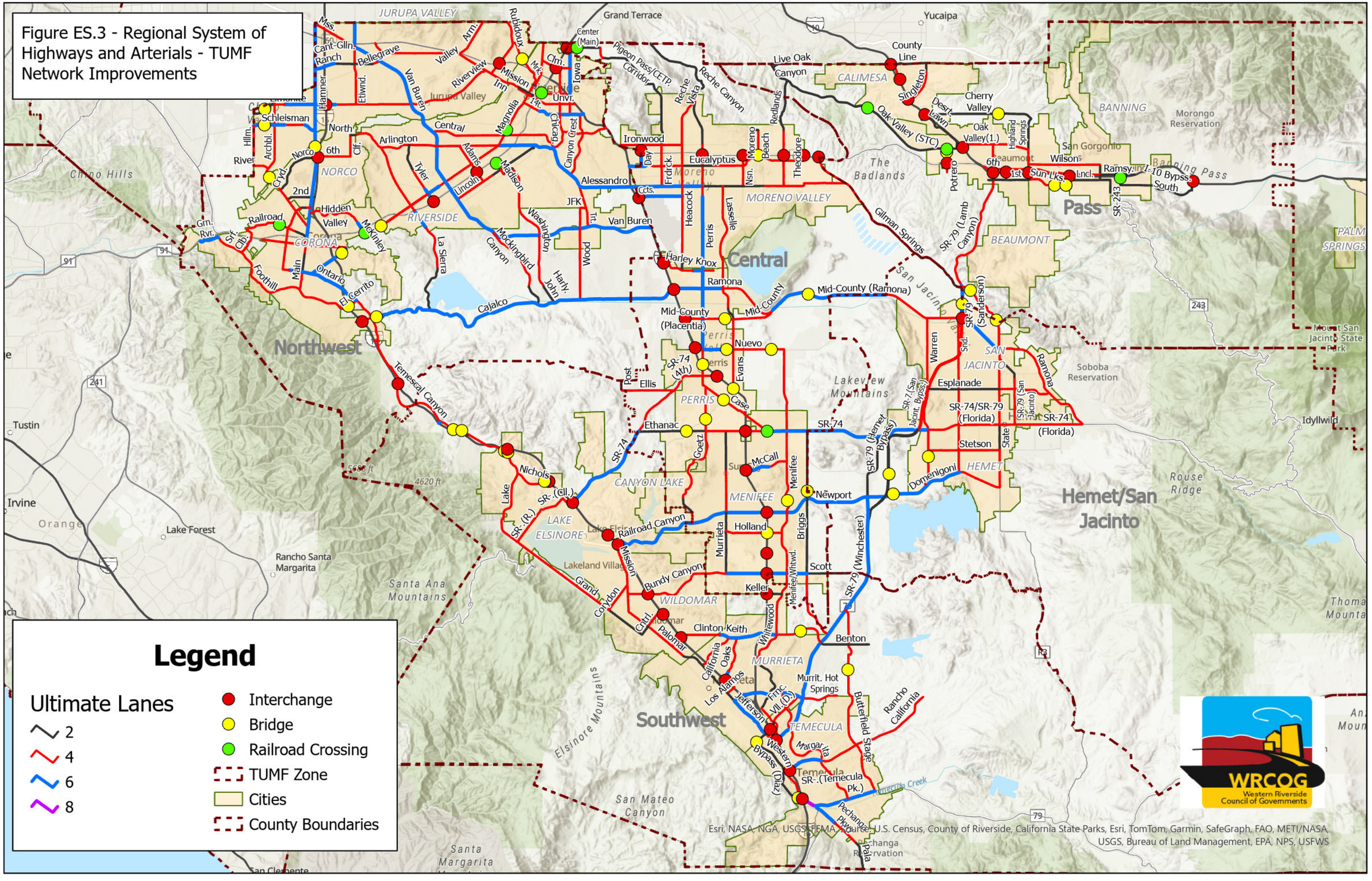
APPROVED AS TO FORM:

_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales
City Clerk

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

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.

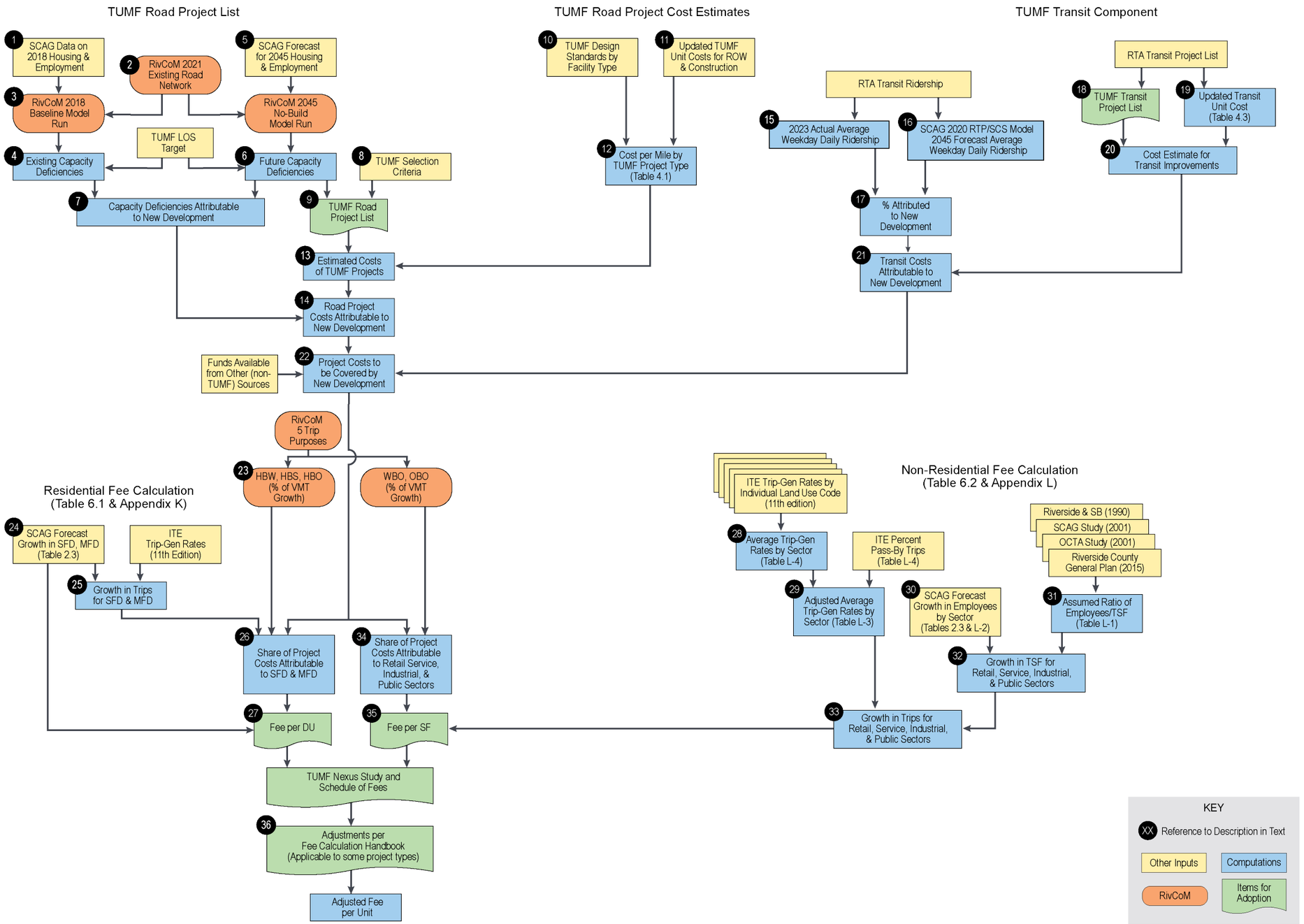
This TUMF Draft Nexus Study is intended to satisfy the requirements of California Government Code Chapter 5 Section 66000-66008 Fees for Development Projects (also known as California Assembly Bill 1600 (AB 1600) or the Mitigation Fee Act) which governs imposing development impact fees in California. 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.

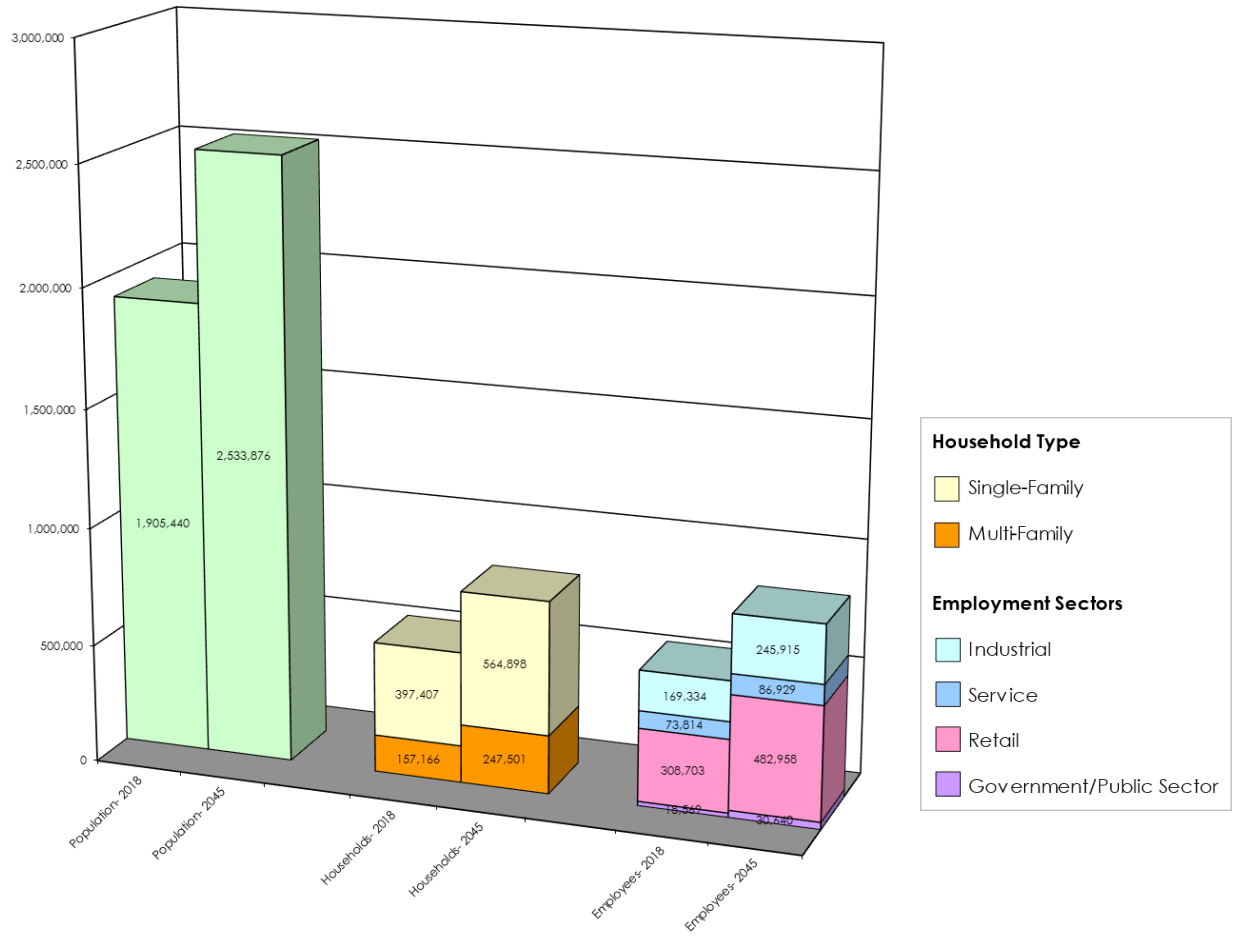
The population of Western Riverside County is projected to increase by 33% in the period between 2018 and 2045. During the same period, employment in Western Riverside County is anticipated to grow by 48%. **Figure ES.2** illustrates the forecast growth in population, household and employment for Western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

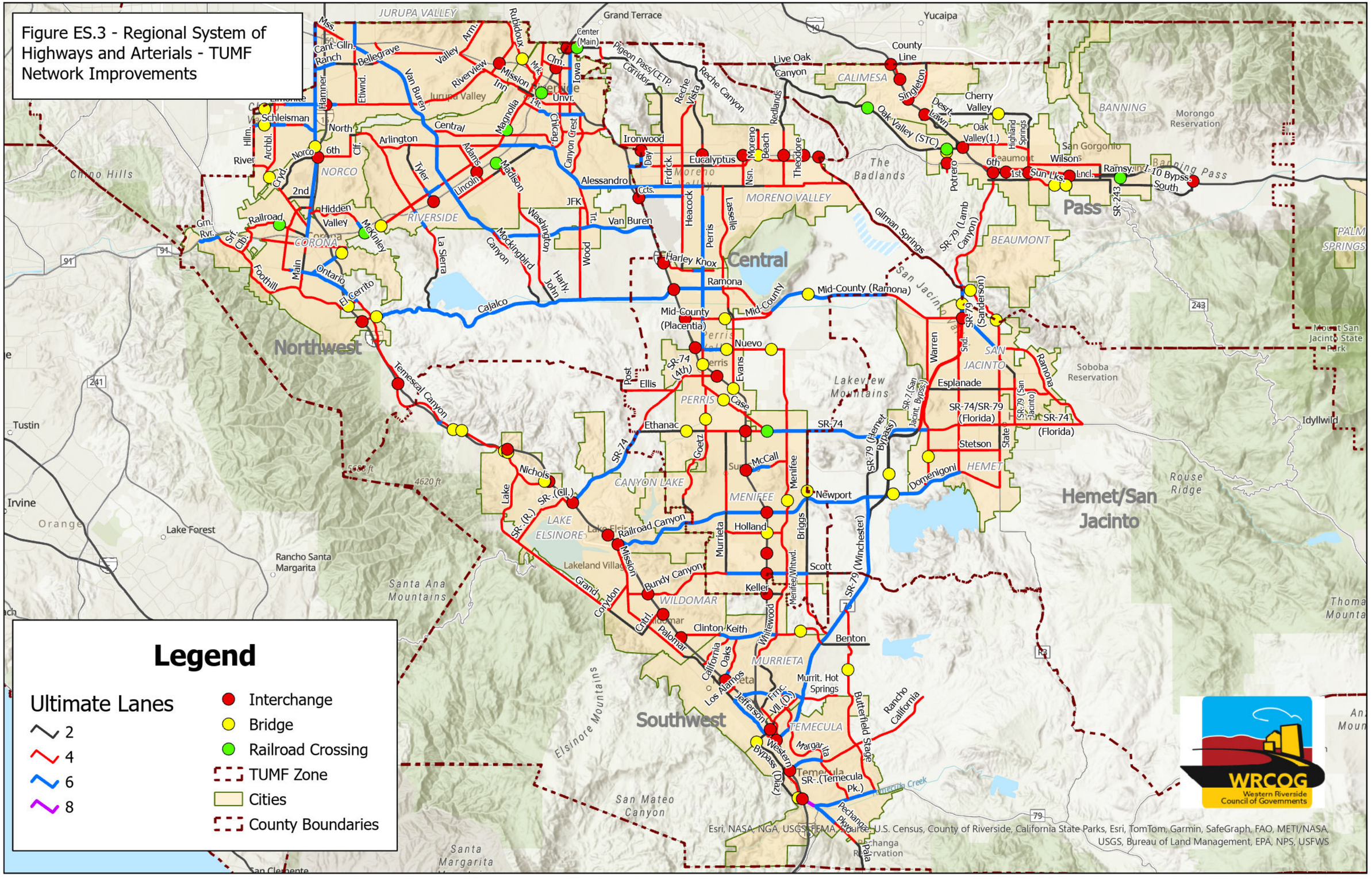
The Regional System of Highways and Arterials (also referred to as the TUMF Network) is the system of roadways that serve inter-community trips within Western Riverside County and therefore are eligible for improvement funding with TUMF funds. Transportation facilities in Western Riverside County that 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

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

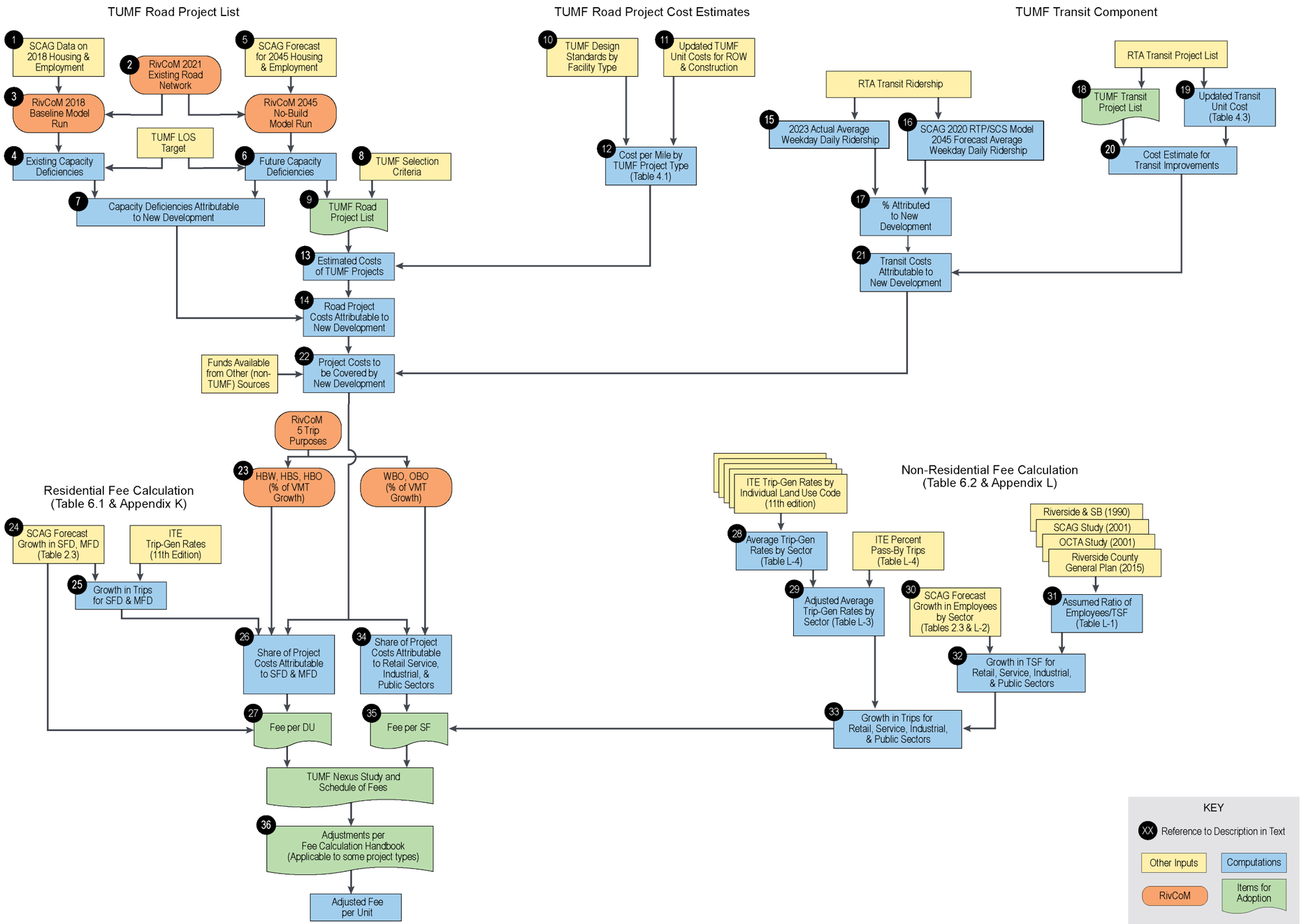
on the percentage increase or decrease in the Engineering News Record (ENR) Construction Cost Index (CCI) for the twelve (12) month period from January of the prior year to January of the current year, and the percentage increase or decrease in the National Association of Realtors (NAR) Median Sales 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

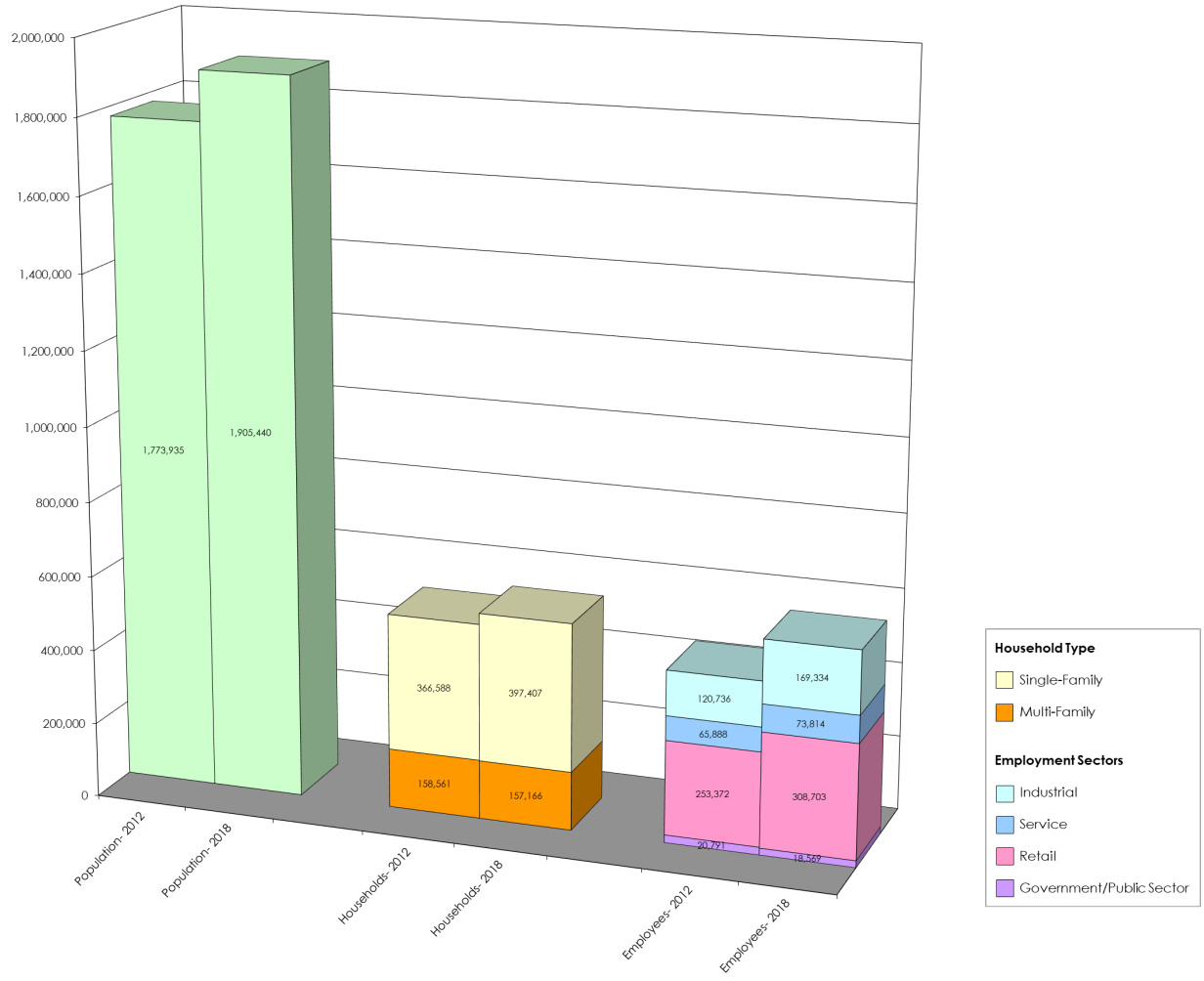


Table 2.2 and **Figure 2.2** compare the socioeconomic forecasts for the program horizon year of 2045 used in the TUMF Nexus Study 2016 Update and 2045 for this study. The most recent forecasts reflect an increase in the horizon year population and households, and a decrease in overall employment in 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

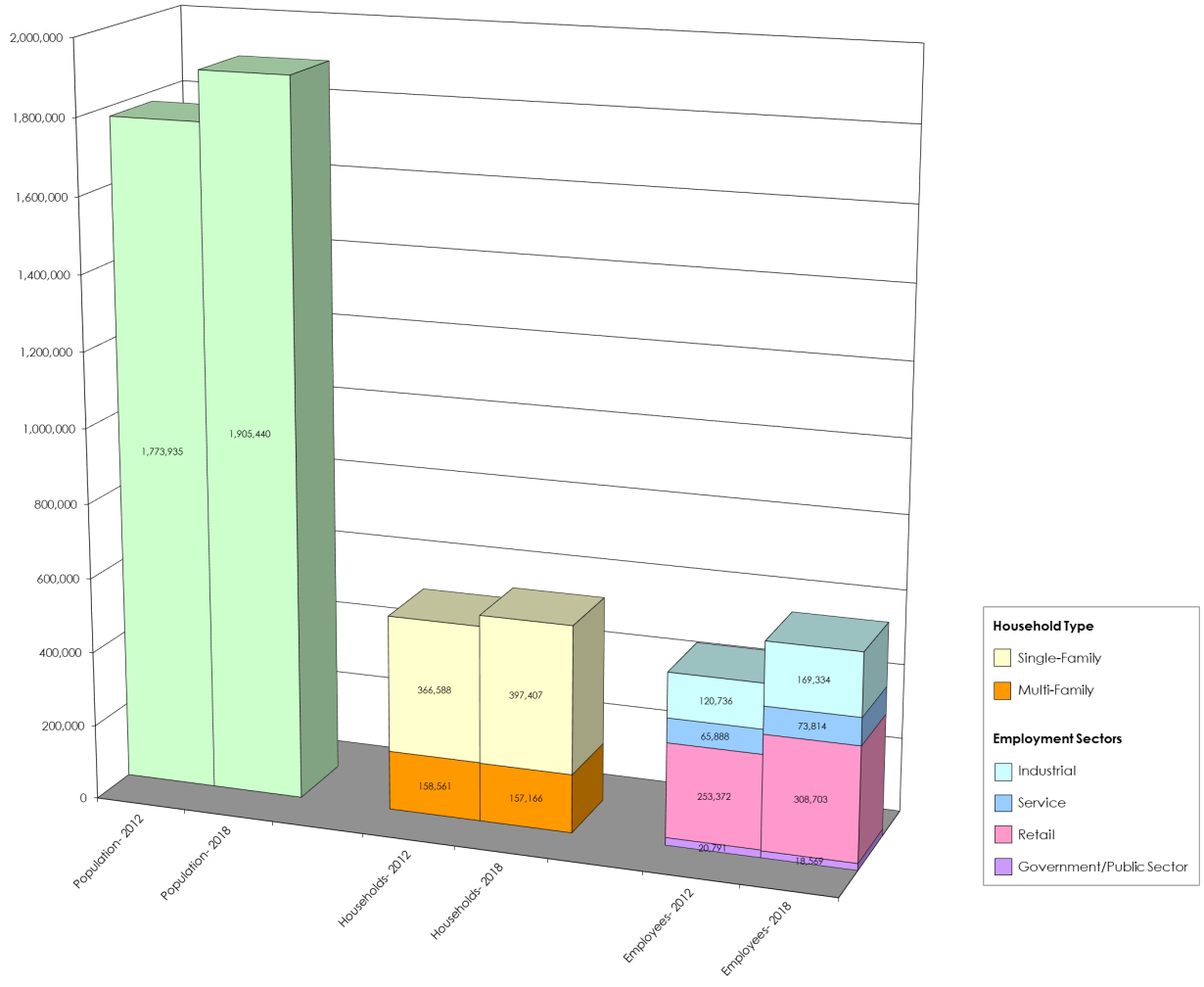


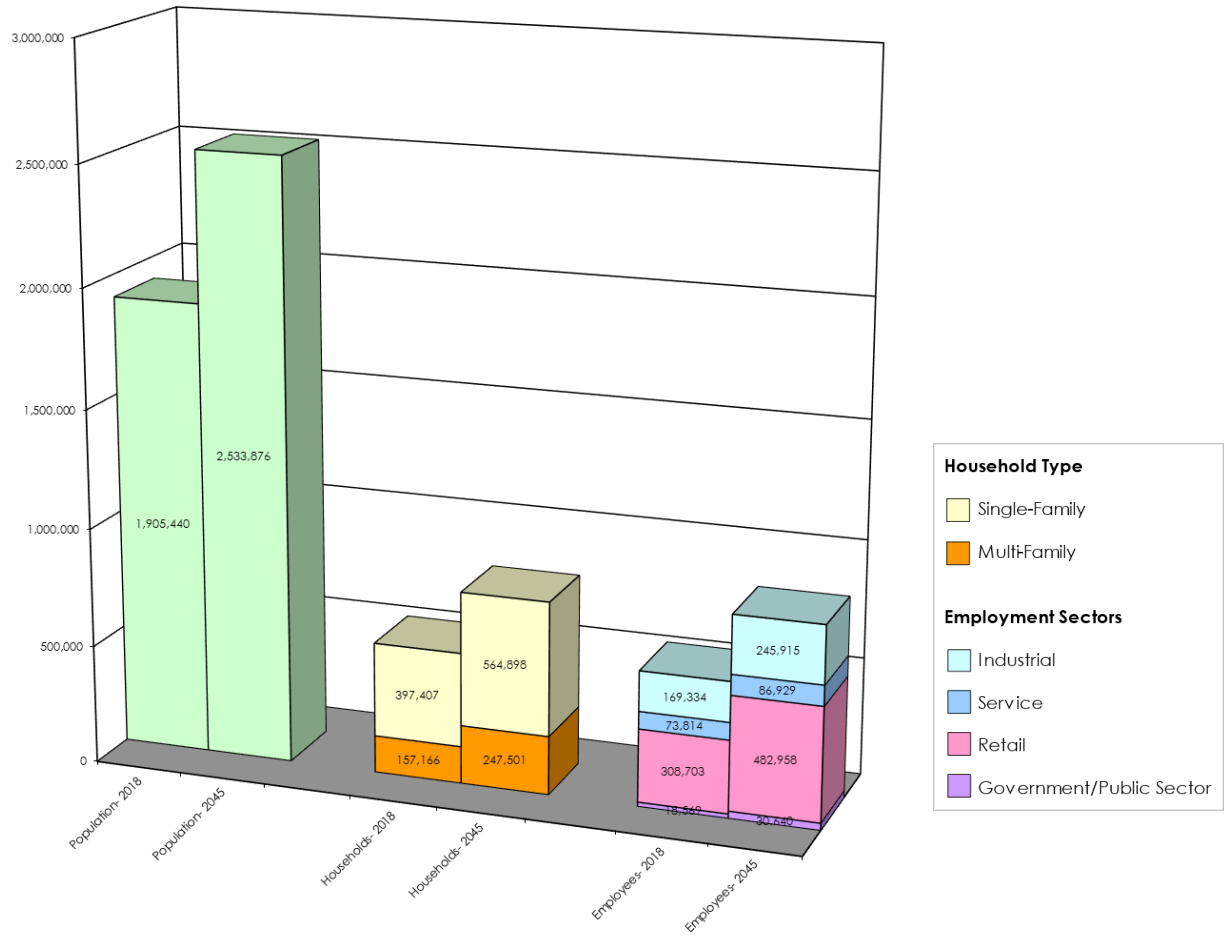
Table 2.3 and **Figure 2.3** summarize the socioeconomic data obtained from SCAG and used as the basis for completing this Nexus Study analysis. The SCAG employment data for 2018 and 2045 was provided for thirteen employment sectors consistent with the California Employment Development Department (EDD) 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)



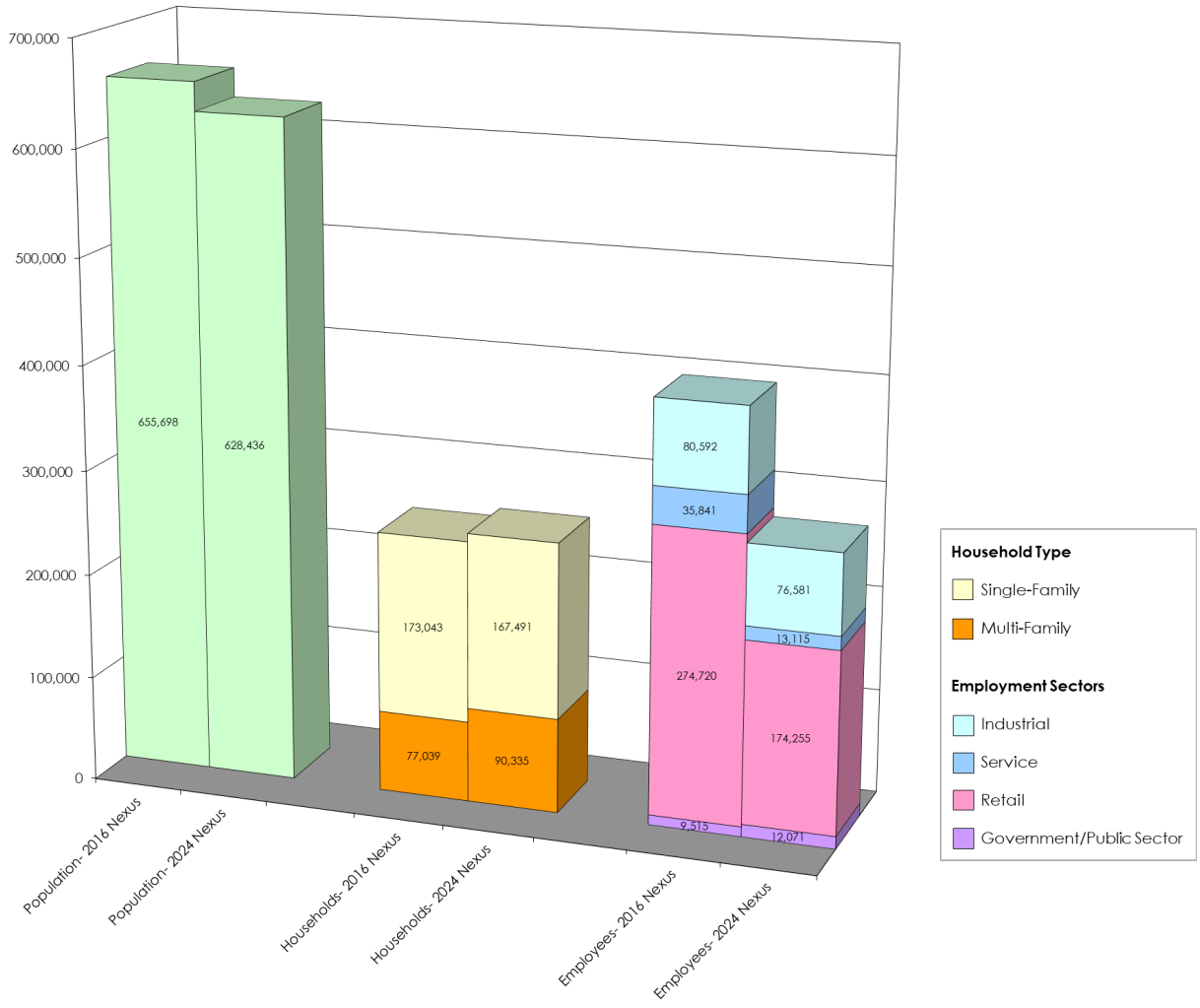
The combined effects of the changes in the base year and horizon year socioeconomic data are modest reductions in the total growth in population and single-family households, but a notable increase in multi-family households. The change in total employment is reduced by 31%, with the most significant 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

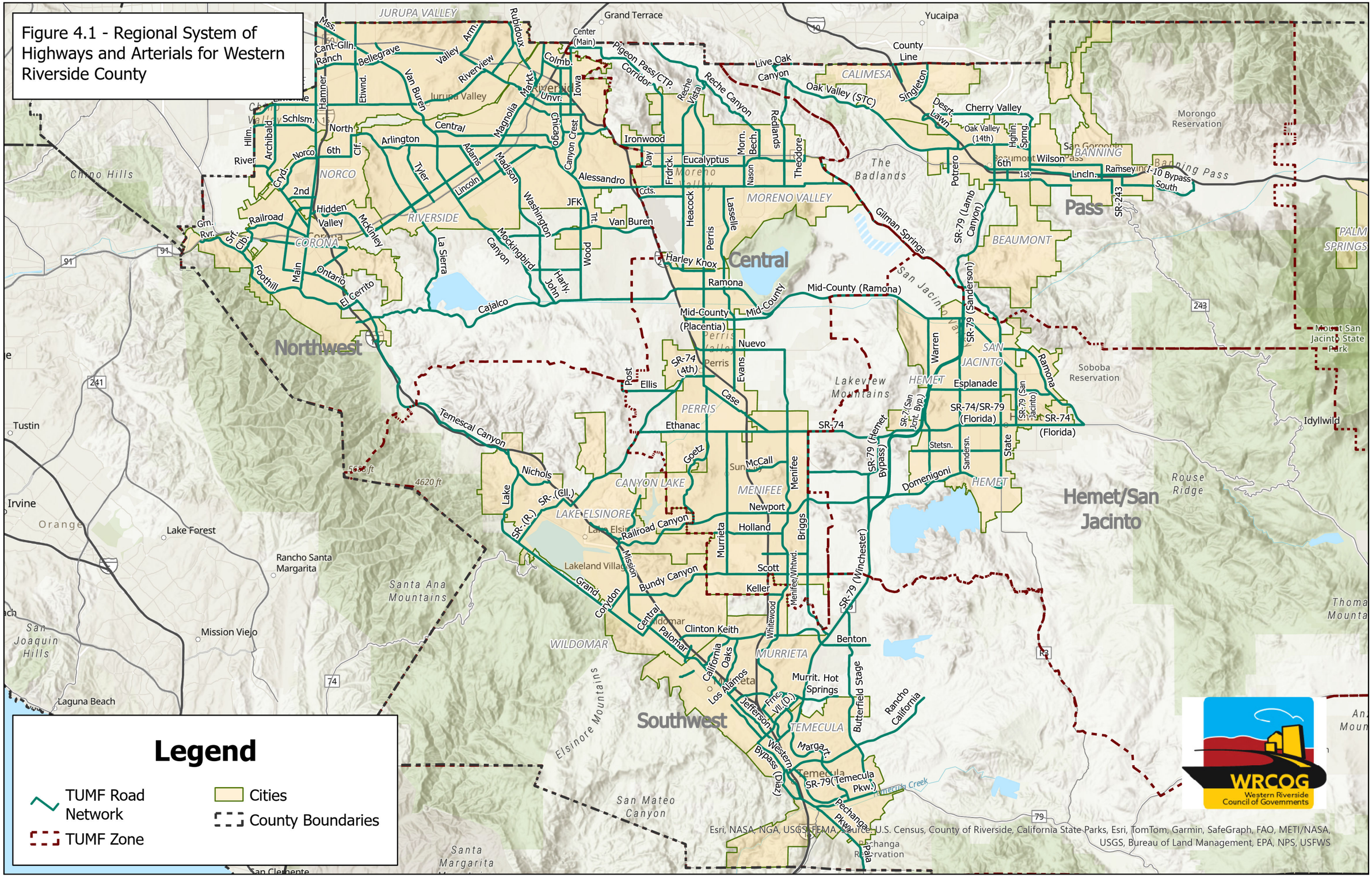
[6] Since pass-through trips have no origin or destination in Western Riverside County, new development within Western Riverside County cannot be considered responsible for mitigating the impacts of pass-through trips. The impact of pass-through trips and the associated cost to mitigate the impact of 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



4.2 Backbone Network and Secondary Network

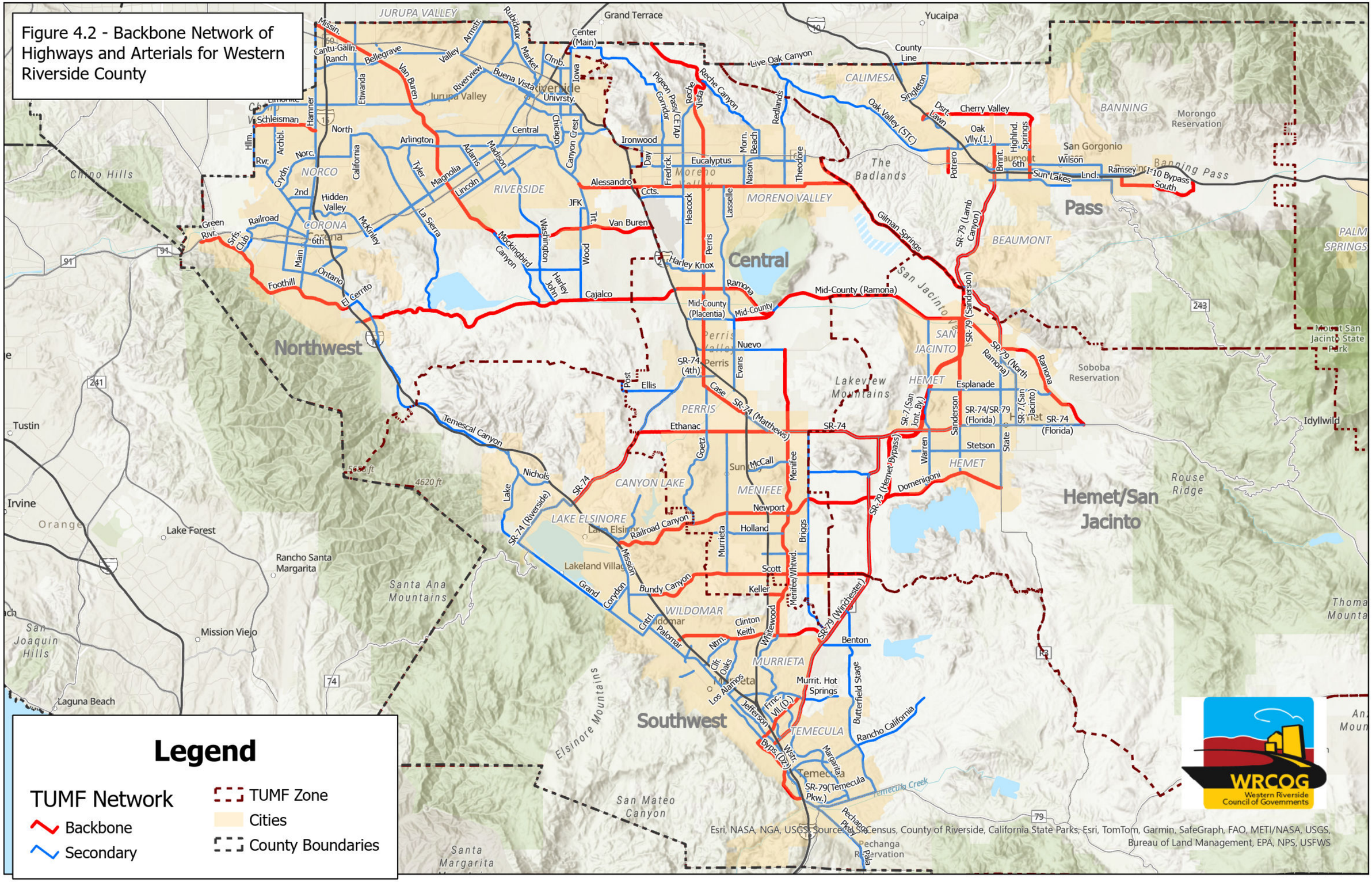
As indicated previously, the TUMF roadway network was refined to distinguish between facilities of "Regional Significance" and facilities of "Zonal Significance." Facilities of Regional Significance were identified as those that typically are proposed to have a minimum of six lanes at general plan build-out[7], 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



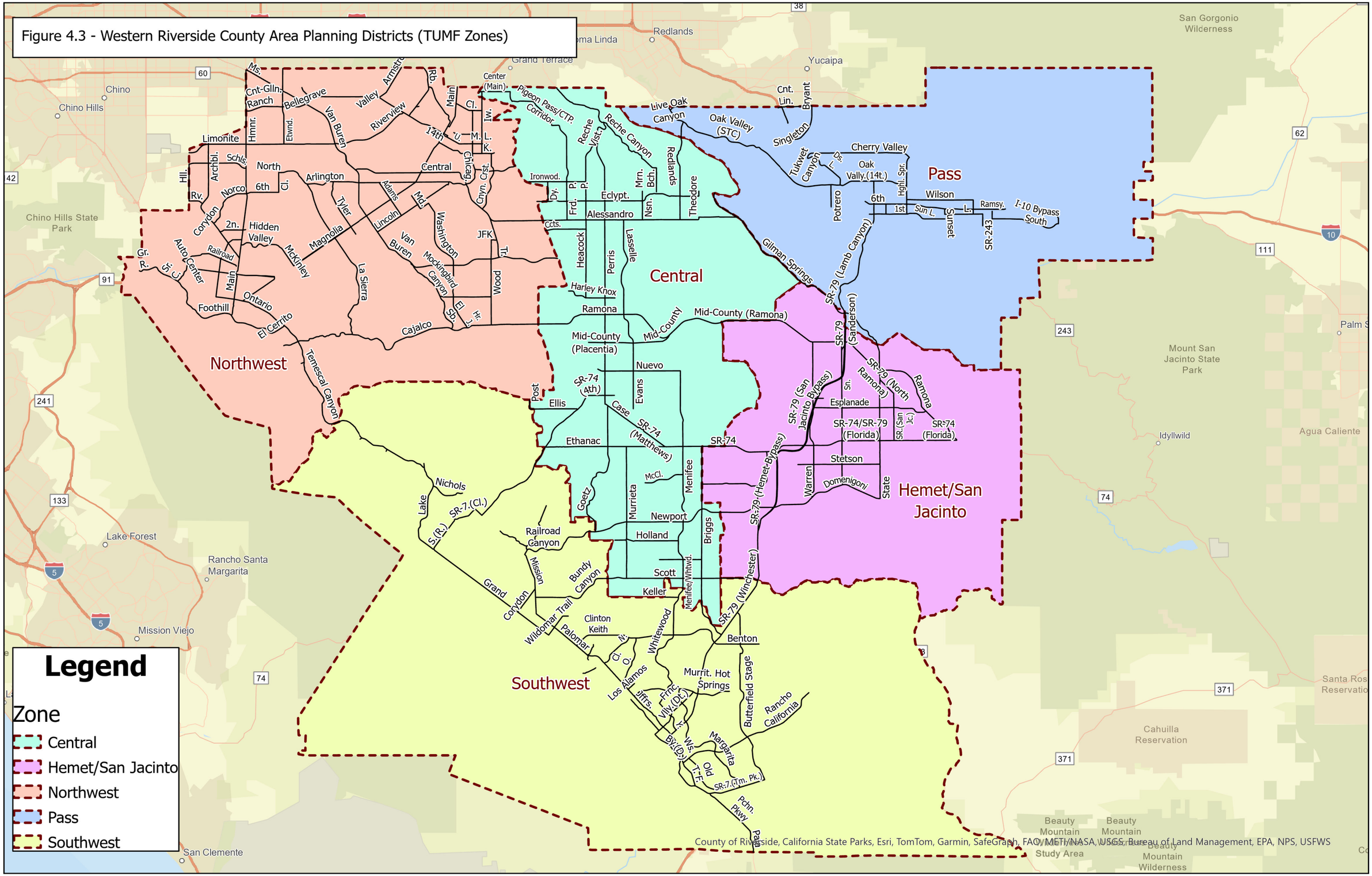
Legend

TUMF Network

- Backbone
- Secondary

- TUMF Zone
- Cities
- County Boundaries

Figure 4.3 - Western Riverside County Area Planning Districts (TUMF Zones)



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

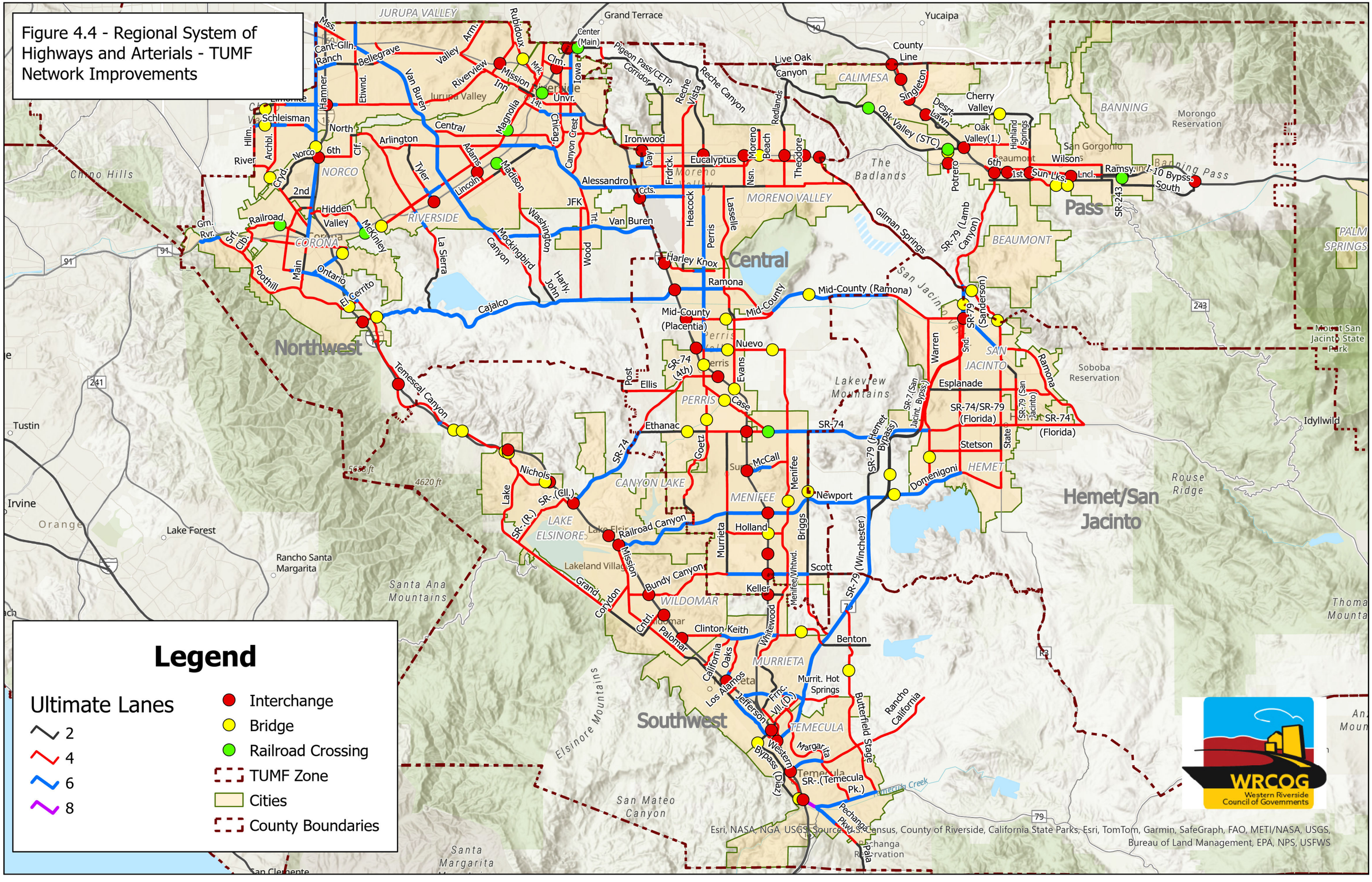
A total of $382.9 million in obligated funding was identified for improvements to the TUMF system. Since these improvements are already funded with other available revenue sources, the funded portion of these projects cannot also be funded with TUMF revenues. Furthermore, the total cost of the unfunded 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

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)

	Peak Periods (Total)		
Measure of Performance*	**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)

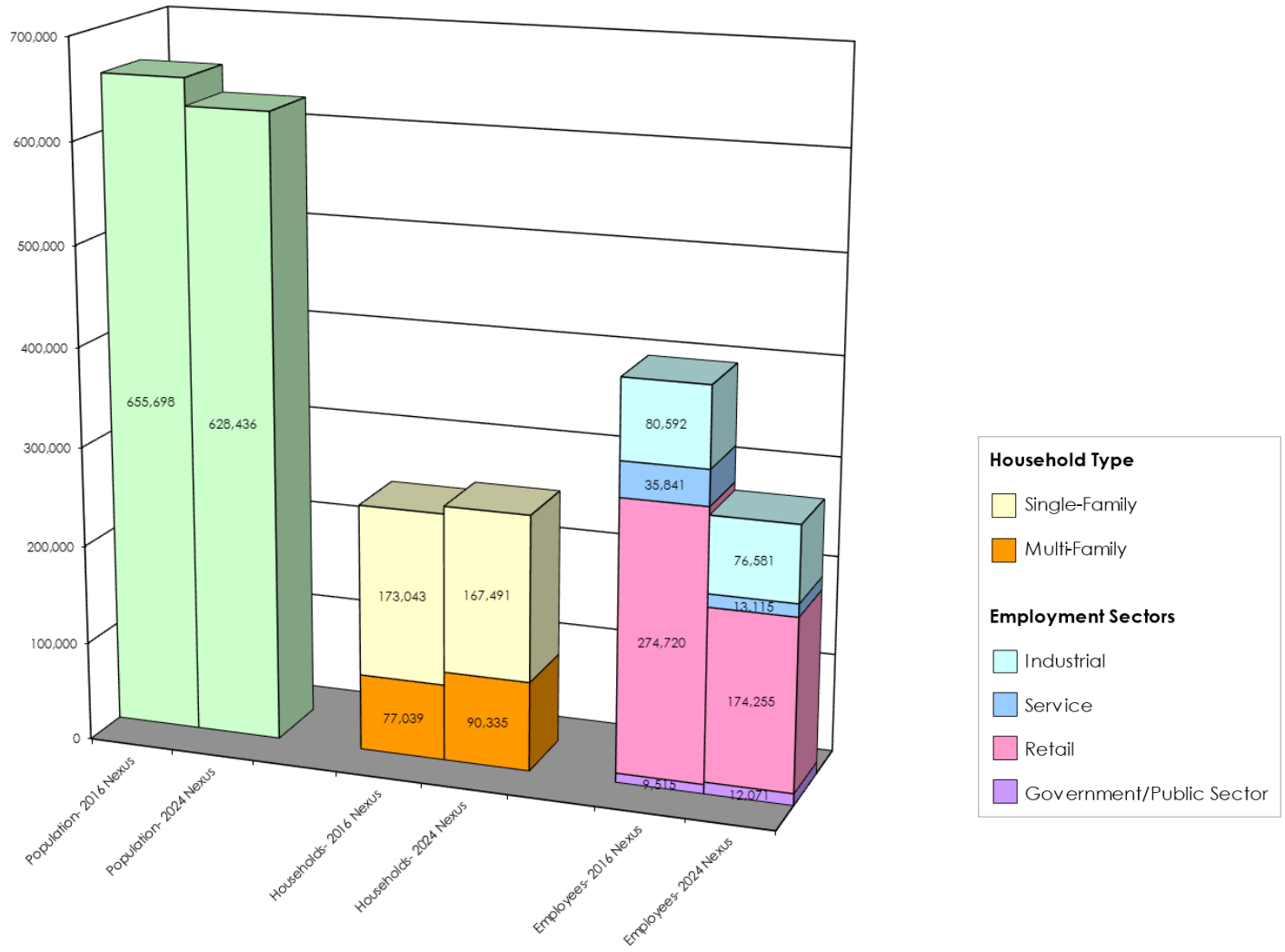
SED Type/Zone	2016 Update (2012-2040)	2024 Update (2018-2045)	Difference	Percent
Total Population	**655,698**	**628,436**	**-27,262**	**-4%**
Total Households	**250,082**	**257,826**	**7,744**	**3%**
Single-Family	173,043	167,491	-5,552	-3%
Multi-Family	77,039	90,335	13,296	17%
Total Employment	**400,668**	**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)

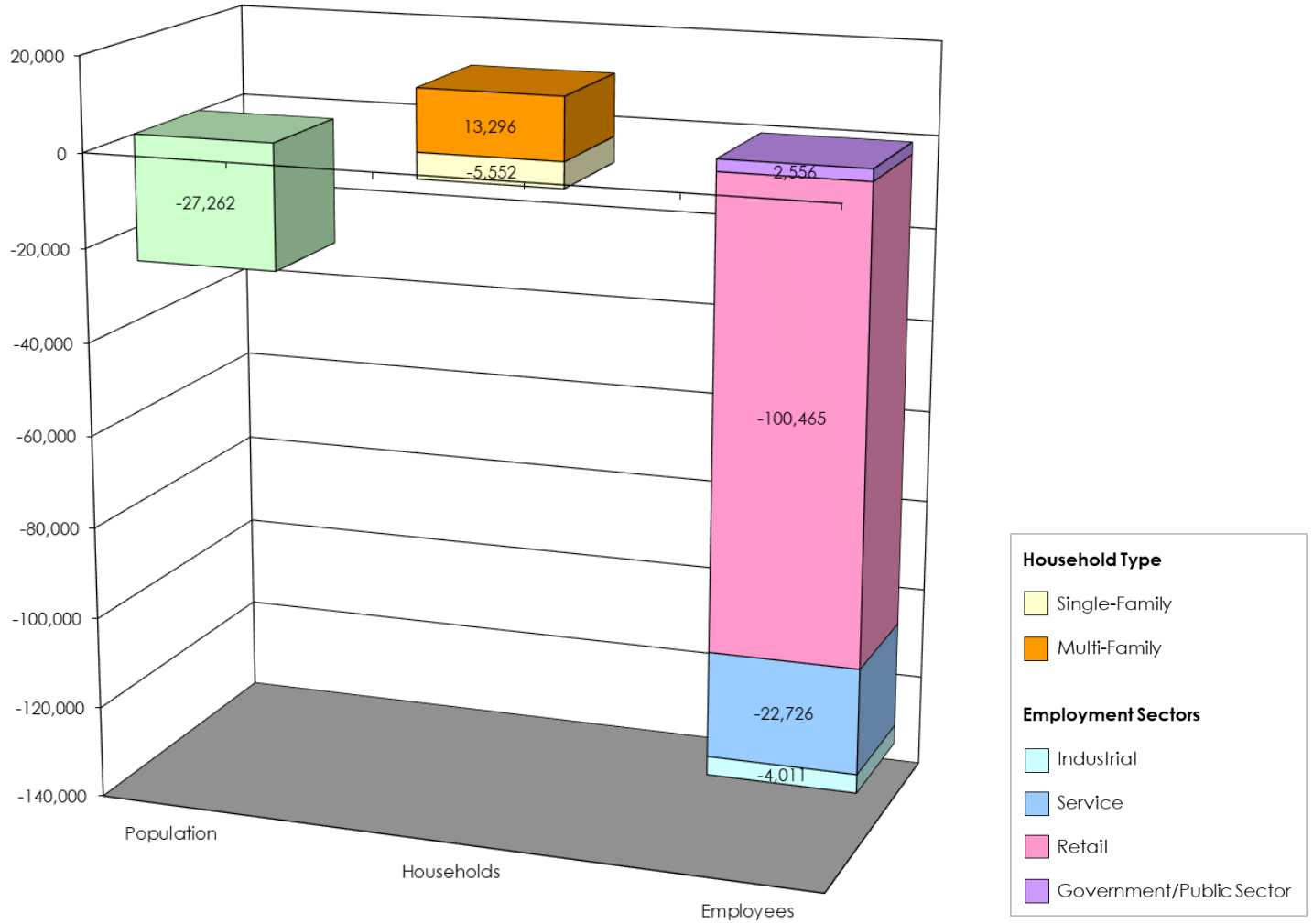
TUMF 2016 Nexus Update Comparison to TUMF 2024 Nexus Update



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	NAICS Two Digit Code		NAICS Three Digit Code		NAICS Six Digit Code	
	Employment Categories	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

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
	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

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
				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

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
				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

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
				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

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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
				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

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
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 Two Digit Code Title	NAICS Three Digit Code	NAICS Three Digit Code Title	NAICS Six Digit Code	NAICS Six Digit Code 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)

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	Employment Categories	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

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
	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

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
		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.

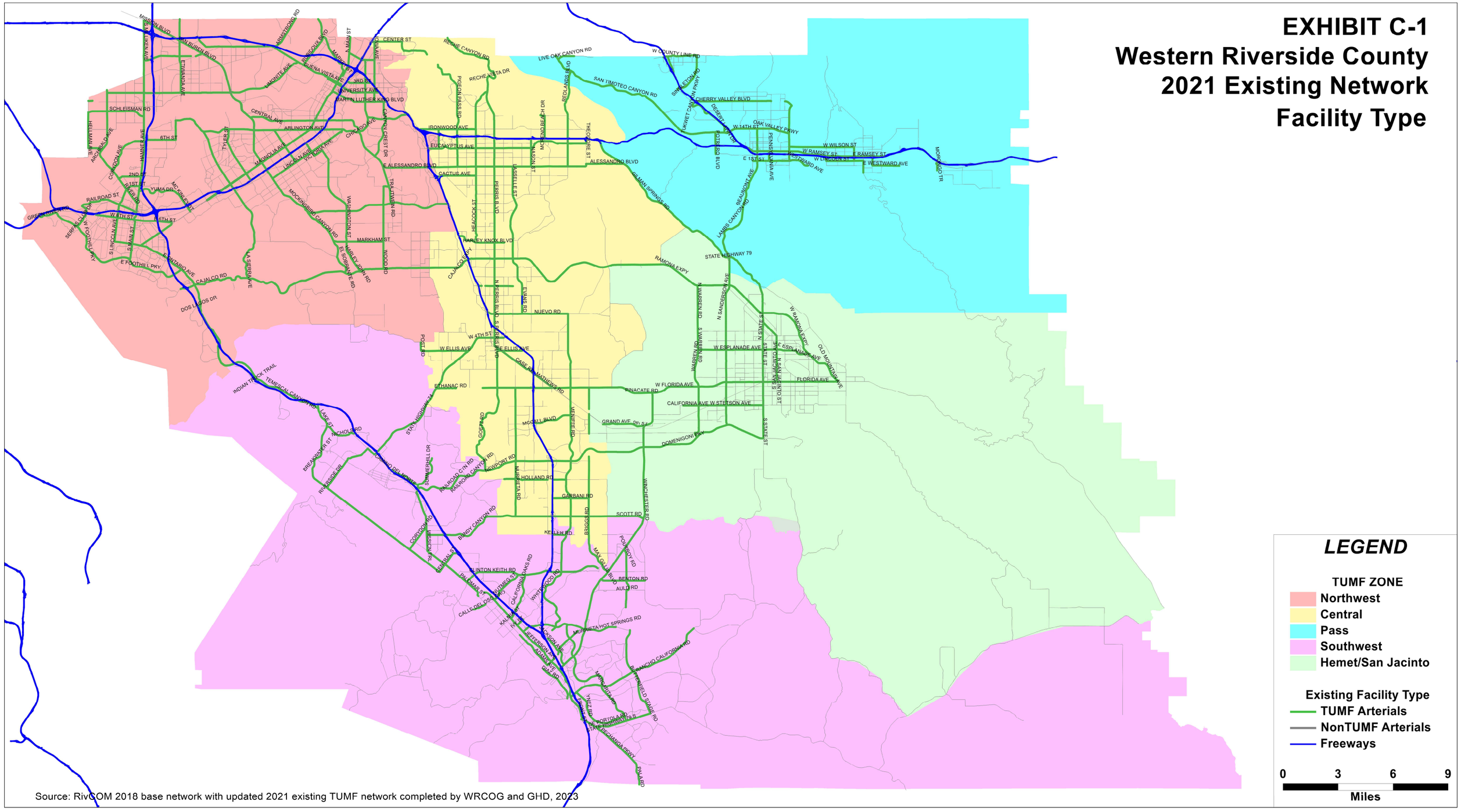
- VMT = Link Distance * Total Daily Volume
- VHT = Average Loaded (Congested) Link Travel Time * Total Daily Volume
- VHD = VHT – (Free-flow (Uncongested) Link Travel Time * Total Daily Volume)
- VMT LOS E or F = VMT (on links where Daily V/C exceeded 0.90)[13]

[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

LEGEND

TUMF ZONE

- Northwest
- Central
- Pass
- Southwest
- Hemet/San Jacinto

Existing Number of Lanes (Directional)

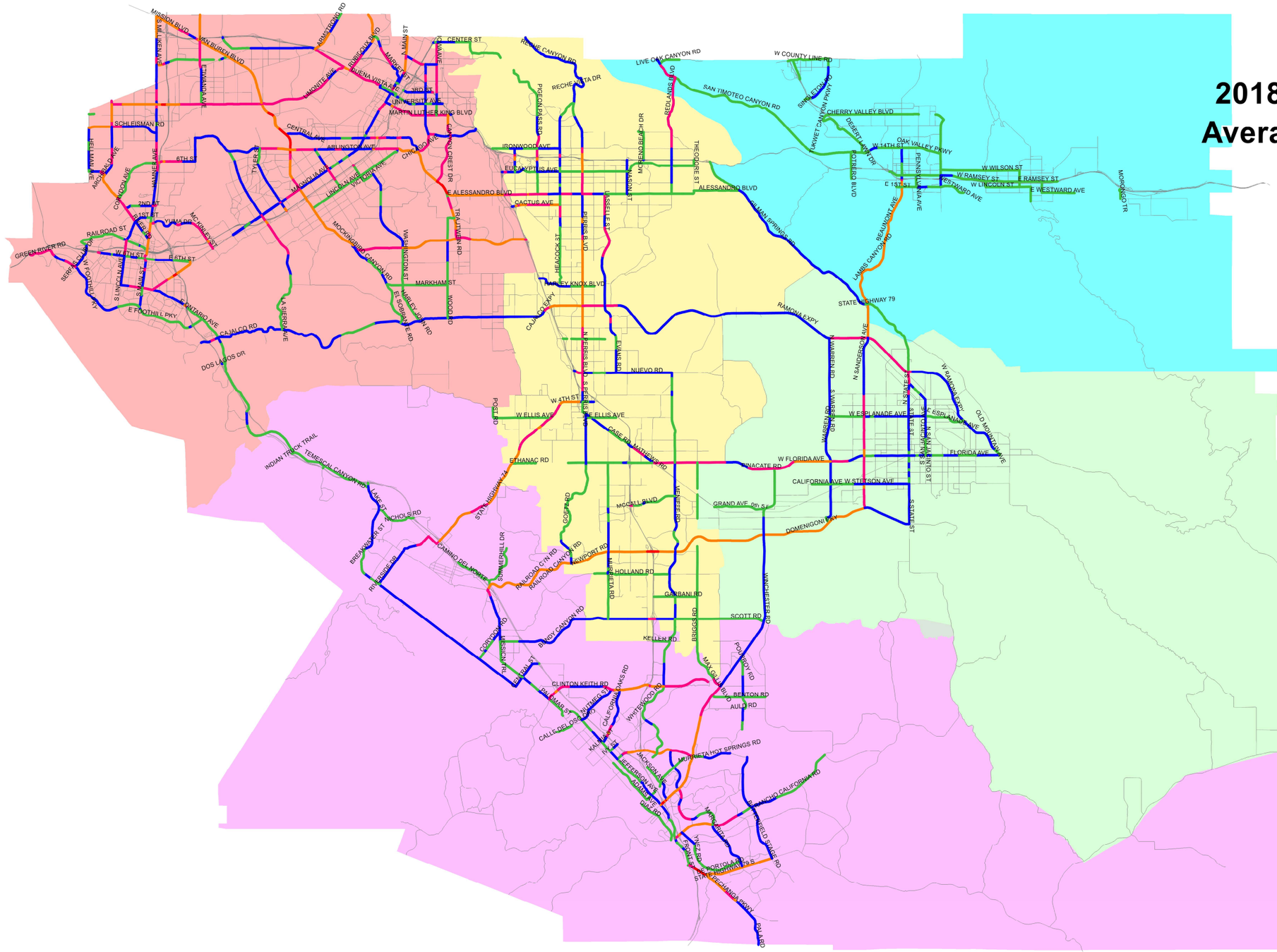
- 1 lane
- 2 lanes
- 3+ lanes

0 3.3 6.7 10

Miles

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)



LEGEND

TUMF ZONE

- Northwest
- Central
- Pass
- Southwest
- Hemet/San Jacinto

Average Daily Traffic (ADT)

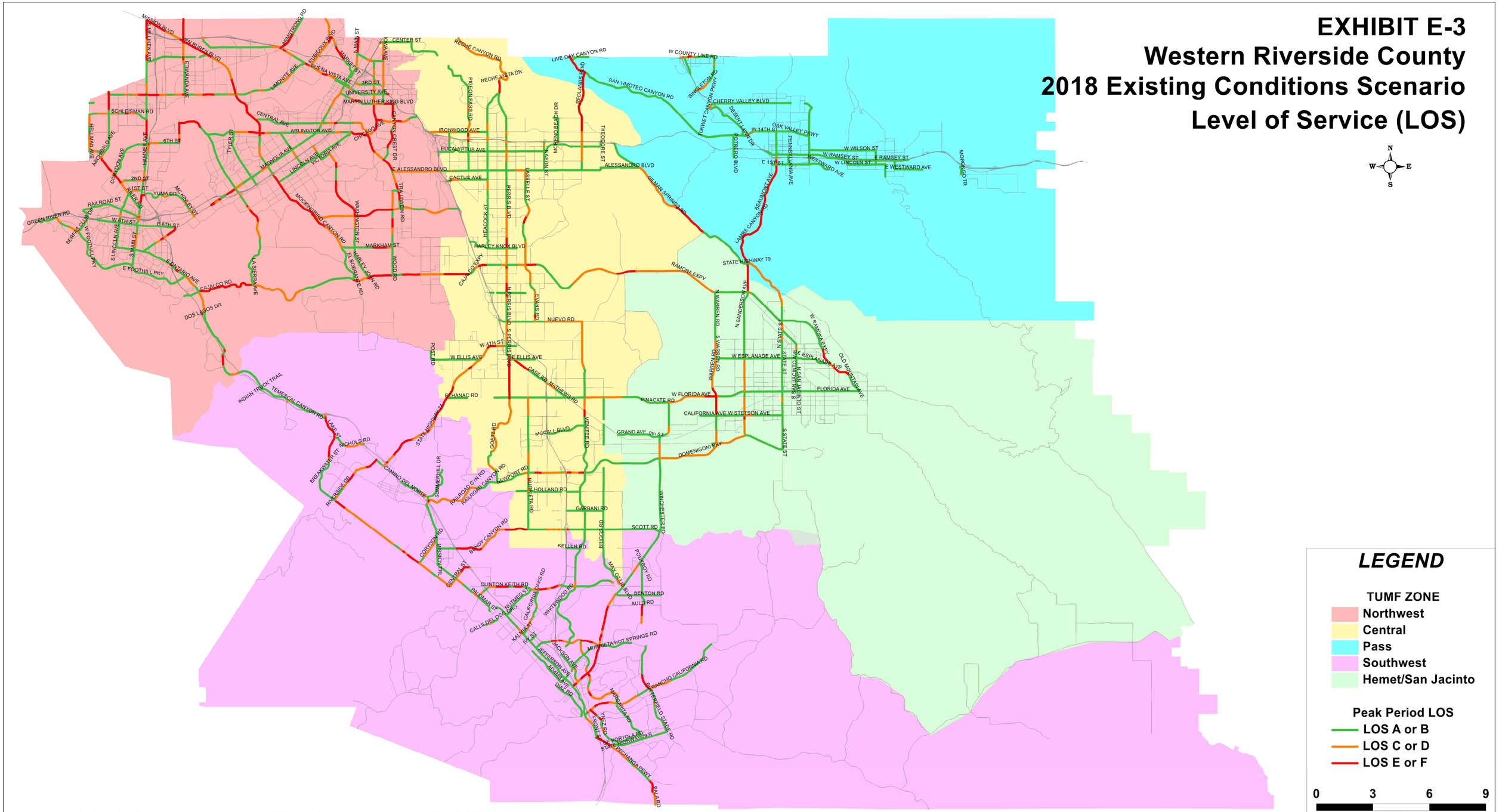
- <10,000
- 10,000-20,000
- 20,000-30,000
- 30,000-50,000
- 50,000+

0 3 6 9

Miles

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)



LEGEND

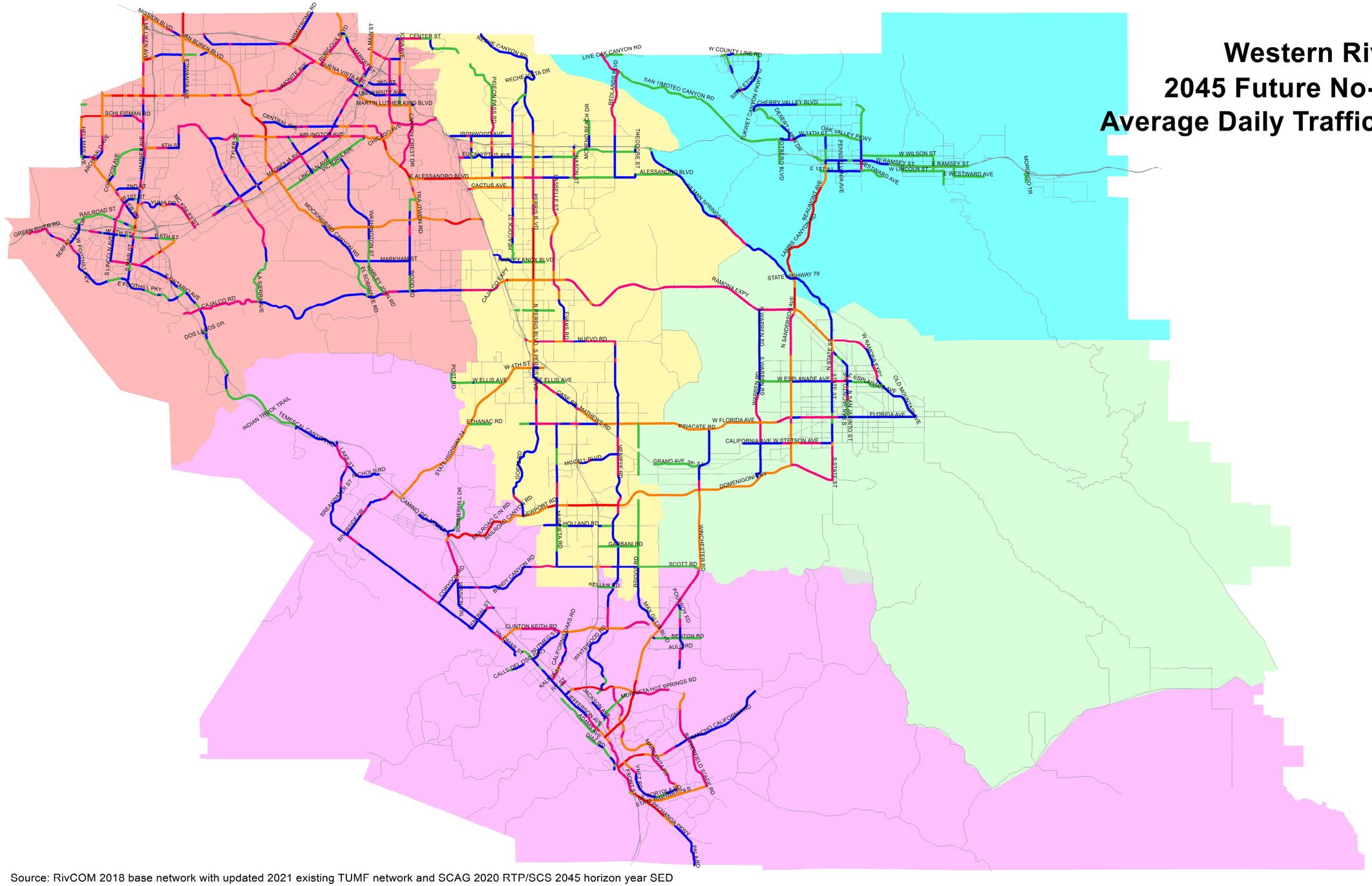
TUMF ZONE
- Northwest
- Central
- Pass
- Southwest
- Hemet/San Jacinto

Peak Period LOS
- LOS A or B
- LOS C or D
- LOS E or F

0 3 6 9
Miles

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)



LEGEND

TUMF ZONE

- Northwest
- Central
- Pass
- Southwest
- Hemet/San Jacinto

Average Daily Traffic (ADT)

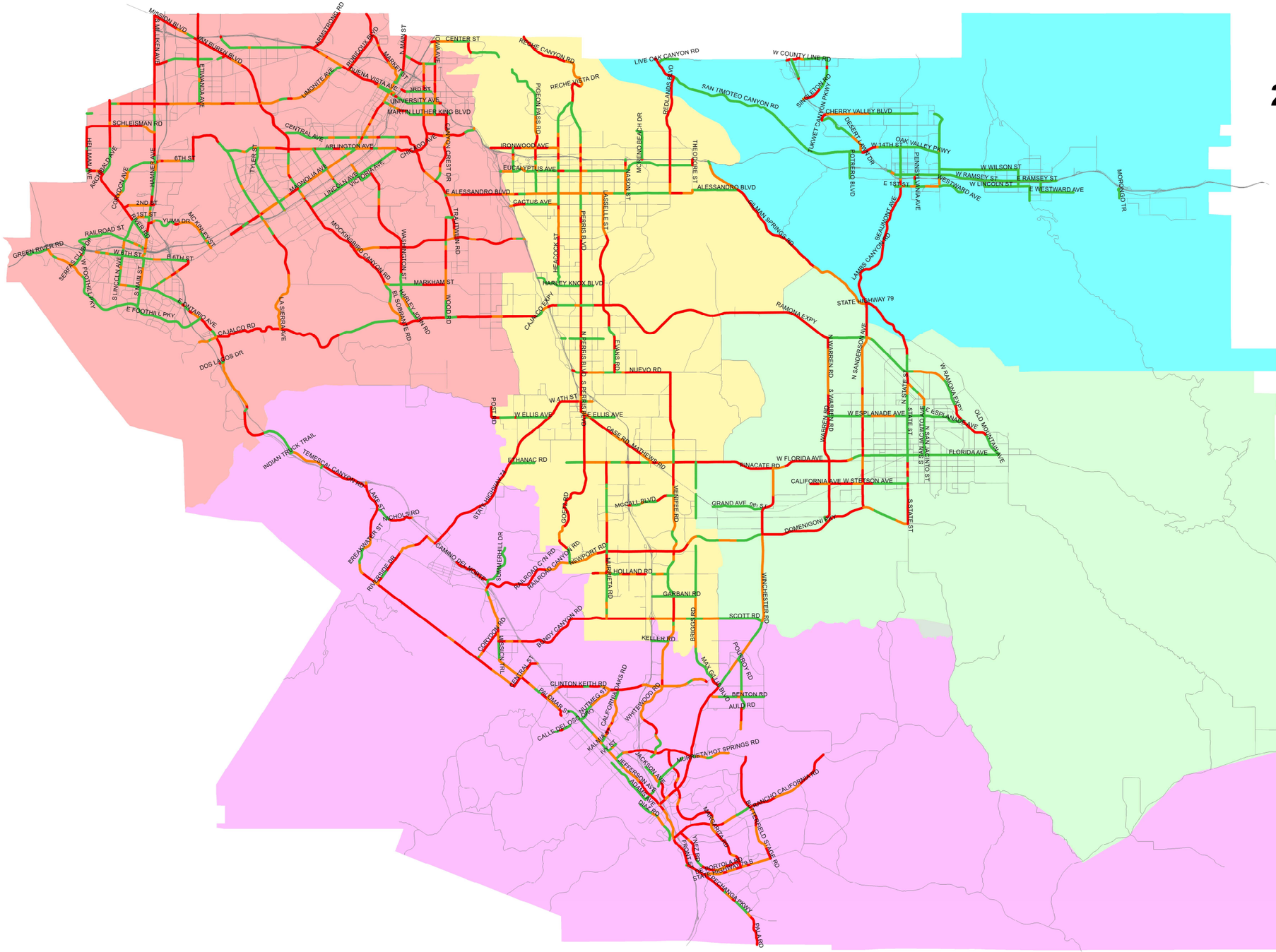
- <10,000
- 10,000-20,000
- 20,000-30,000
- 30,000-50,000
- 50,000+

0 3 6 9

Miles

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)



LEGEND

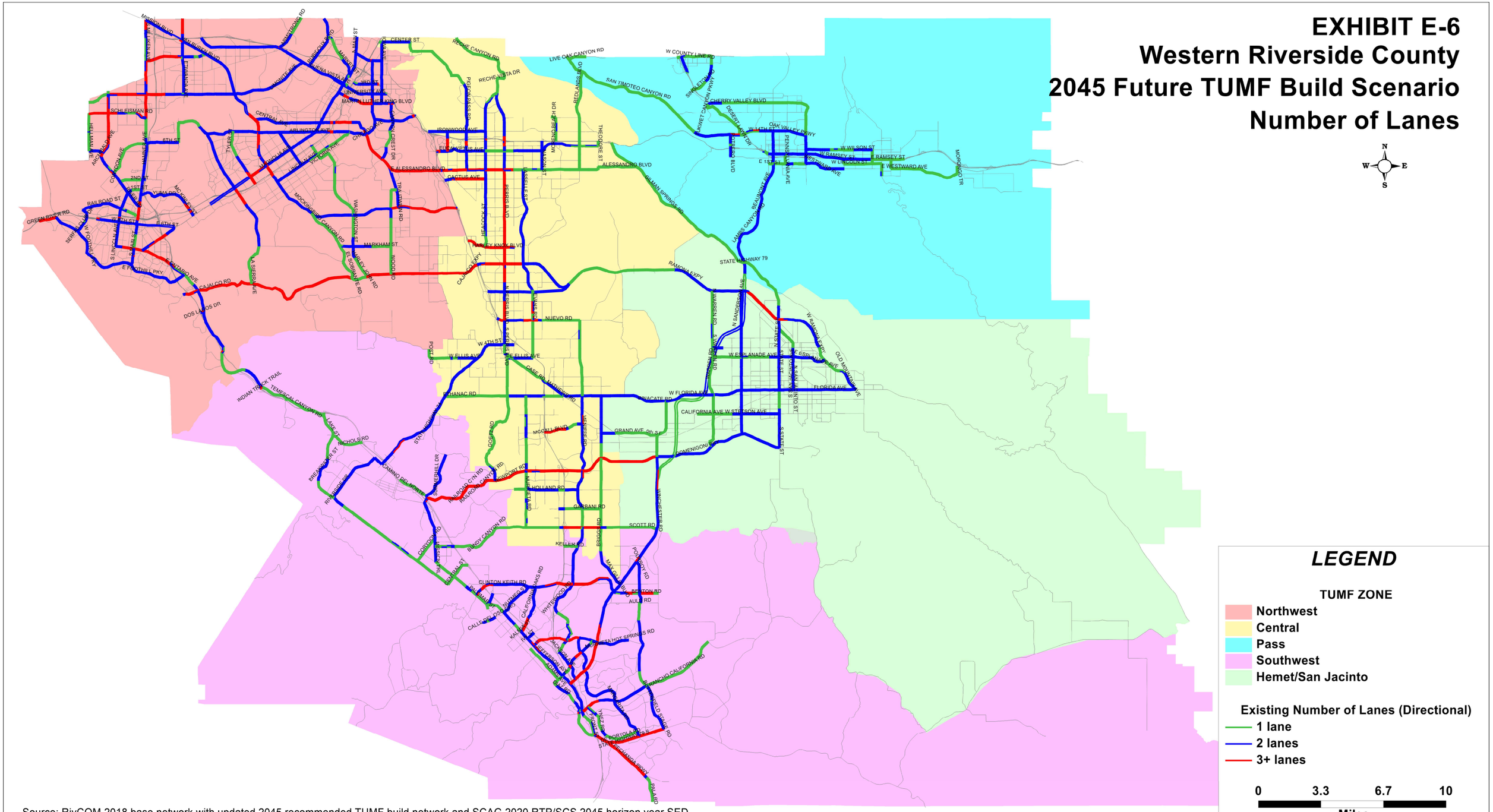
TUMF ZONE
- Northwest
- Central
- Pass
- Southwest
- Hemet/San Jacinto

Peak Period LOS
- LOS A or B
- LOS C or D
- LOS E or F

0 3 6 9
Miles

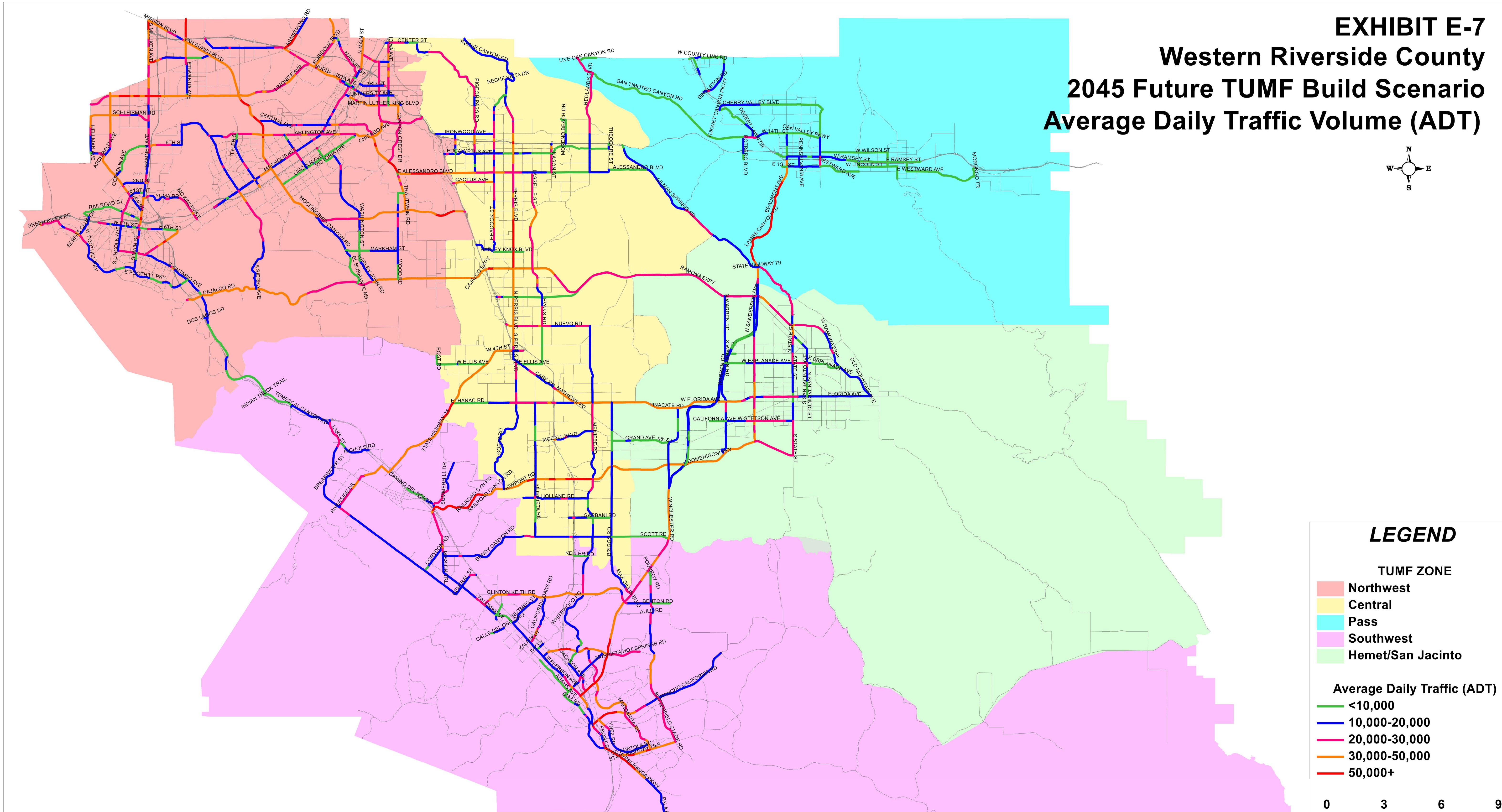
Source: RivCOM 2018 base network with updated 2021 existing TUMF network and SCAG 2020 RTP/SCS 2045 horizon year SED

EXHIBIT E-6
Western Riverside County
2045 Future TUMF Build Scenario
Number of Lanes



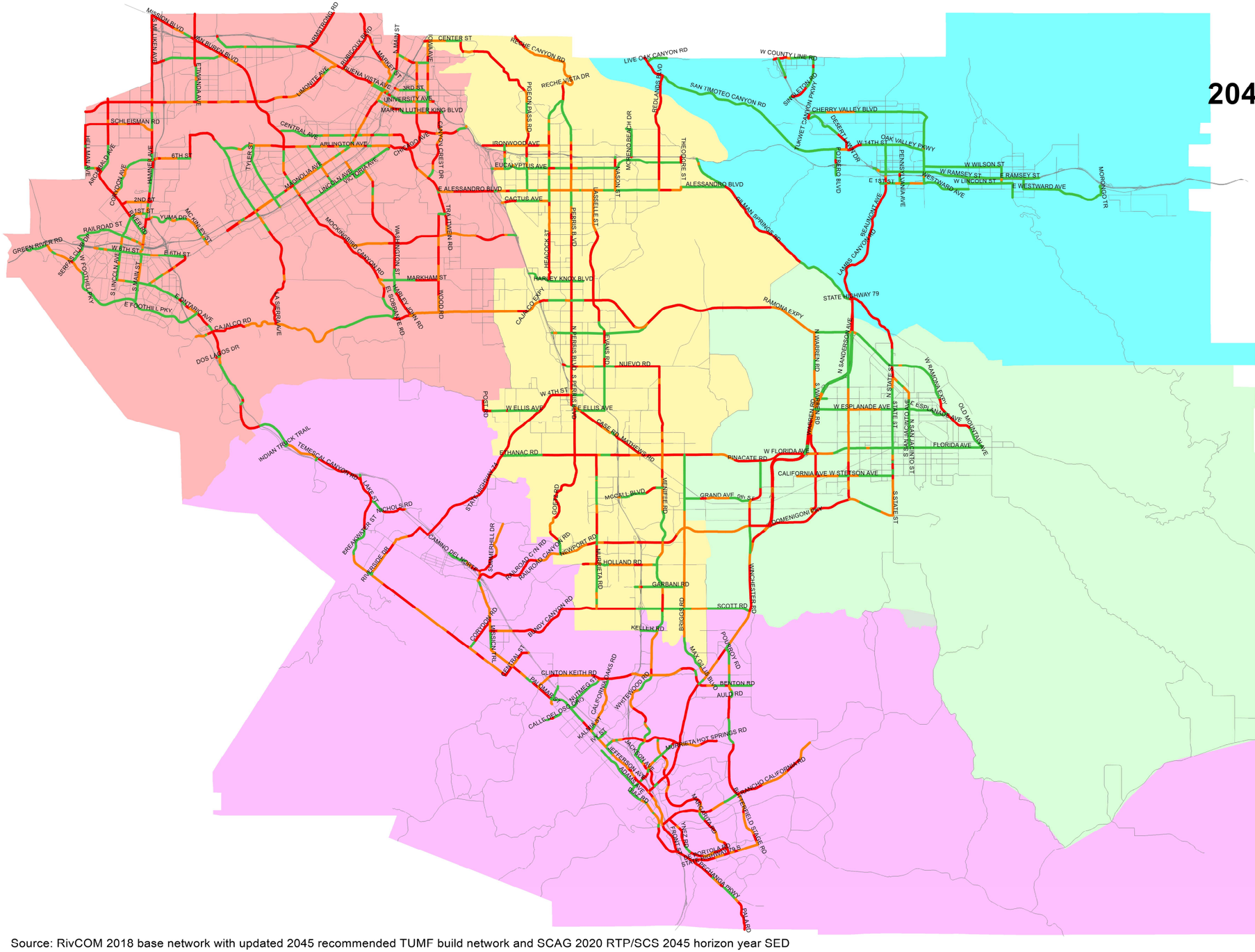
Source: RivCOM 2018 base network with updated 2045 recommended TUMF build network and SCAG 2020 RTP/SCS 2045 horizon year SED

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)



LEGEND

TUMF ZONE
- Northwest
- Central
- Pass
- Southwest
- Hemet/San Jacinto

Peak Period LOS
- LOS A or B
- LOS C or D
- LOS E or F

0 3 6 9
Miles

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;

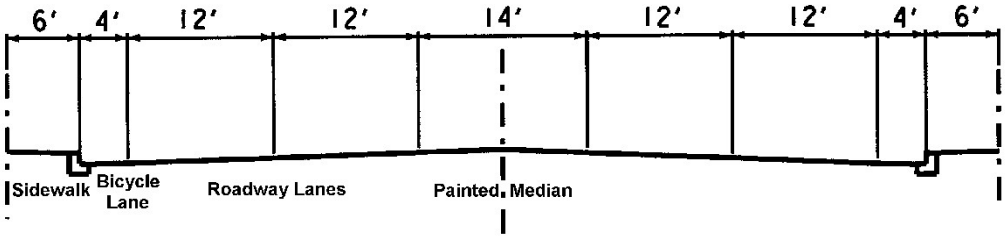
4. Construction of new Network bridge structures;
5. Expansion of existing Network interchanges with freeways;
6. Construction of new Network interchanges with freeways;
7. Grade separation of existing Network at-grade railroad crossings;
8. Expansion of existing Network-to-Network intersections;
9. 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. <u>Roadway Items</u>

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.

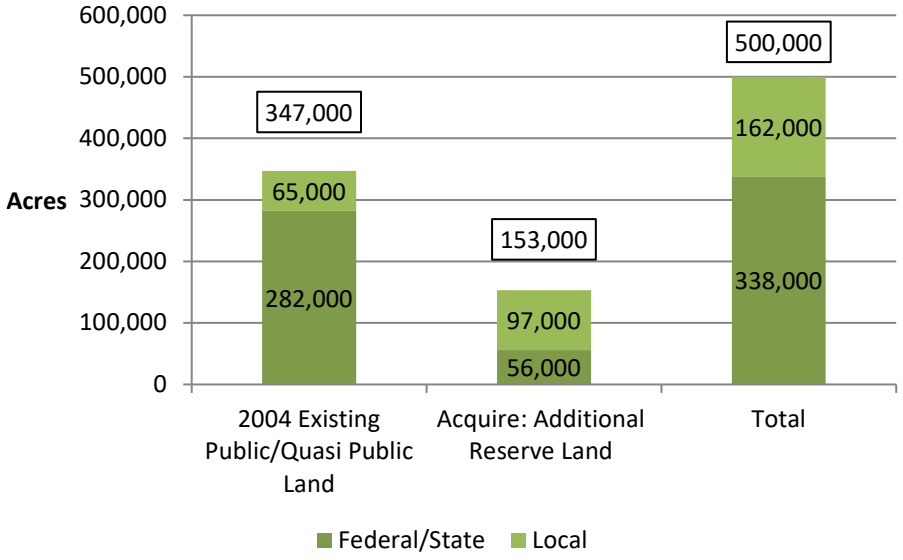
[12] The Wildlife Agencies include the US Fish and Wildlife Service and the California Department of Fish and Wildlife and the Permittees include all of the other parties to the Implementing Agreement.

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.

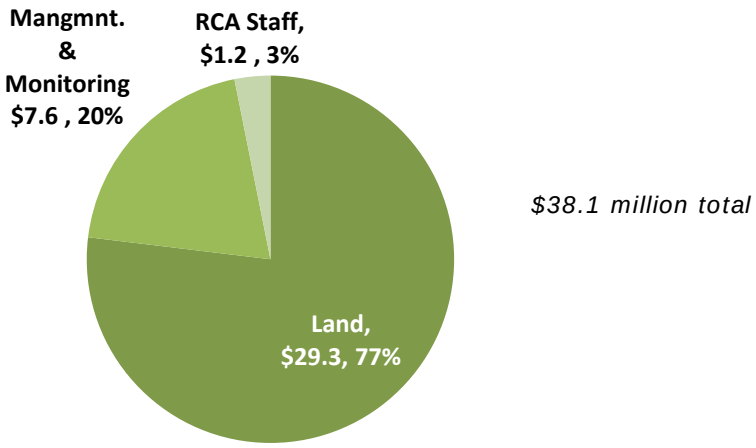
Table 5 2004 Estimates: MSHCP Implementation Costs and Funding Sources

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.

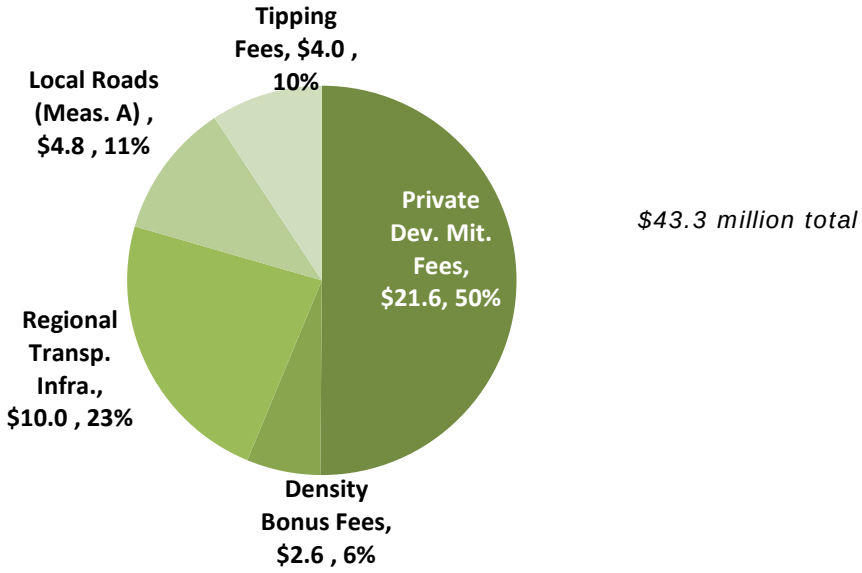
Figure 2 MSHCP Estimated Annual Costs in Millions, 2004 Dollars



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

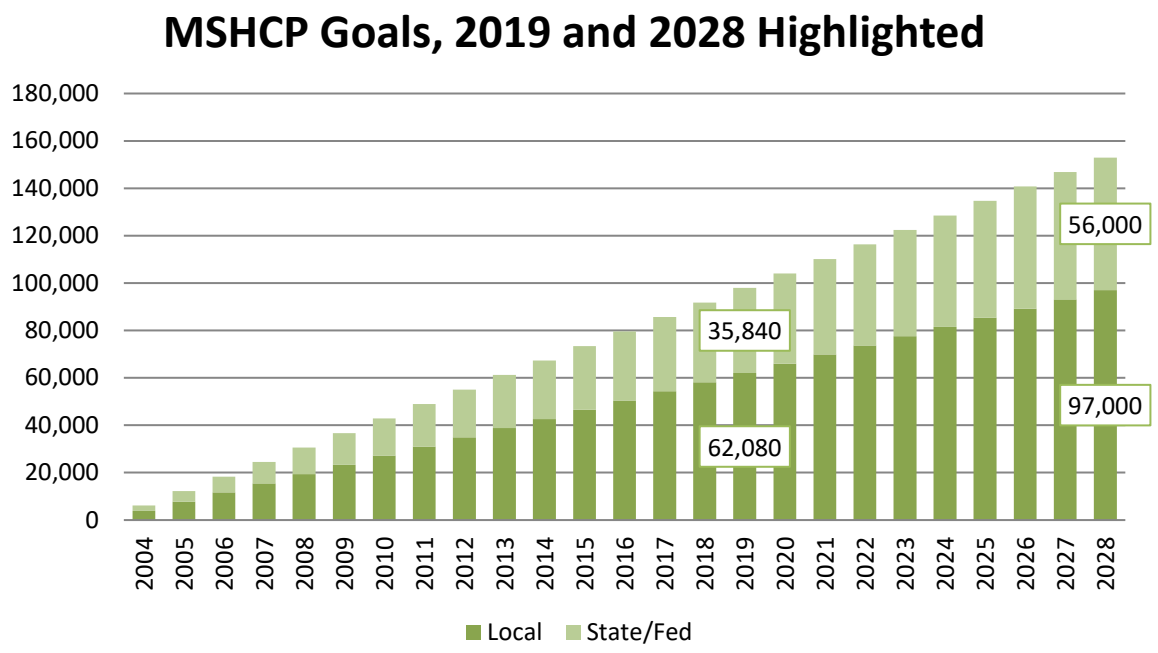
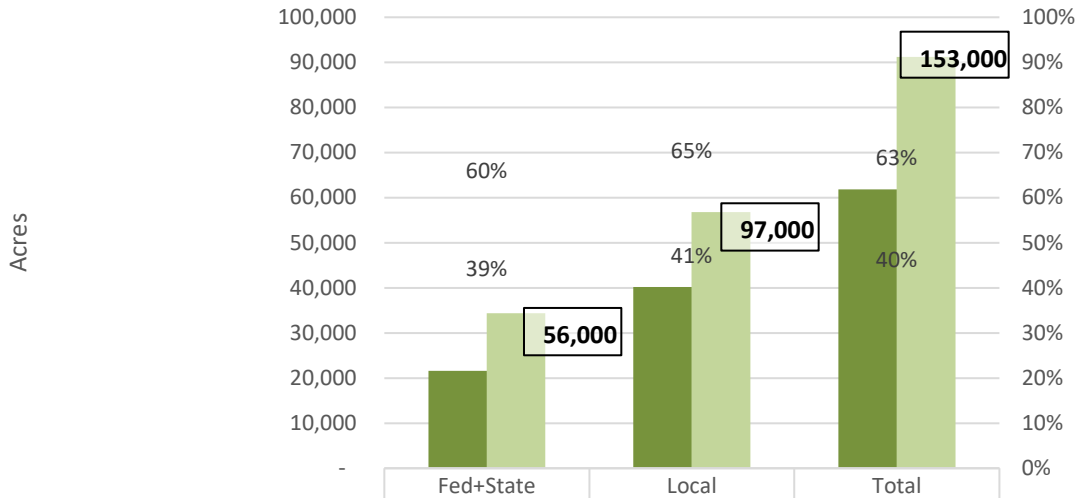


Figure 5 Progress Towards ARL Through End of 2019



	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.

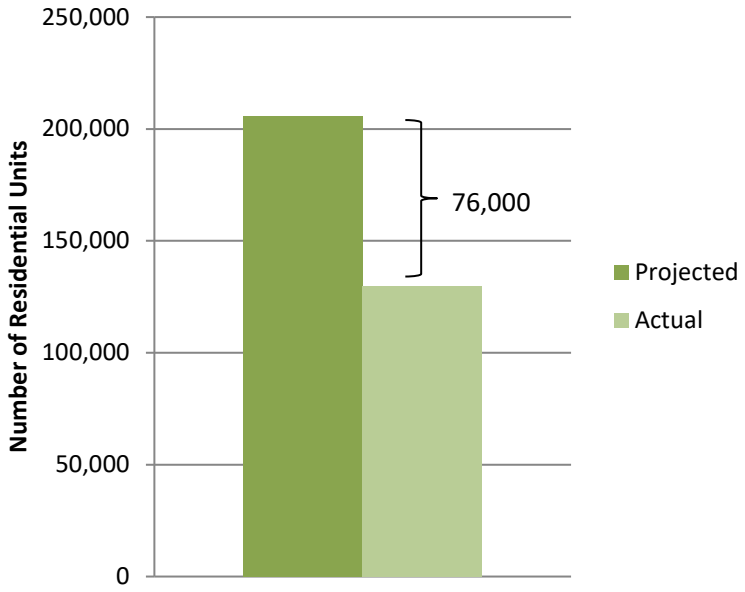
4. FORECASTS OF DEVELOPMENT, DEDICATION, FEE PAYMENT

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.

[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)

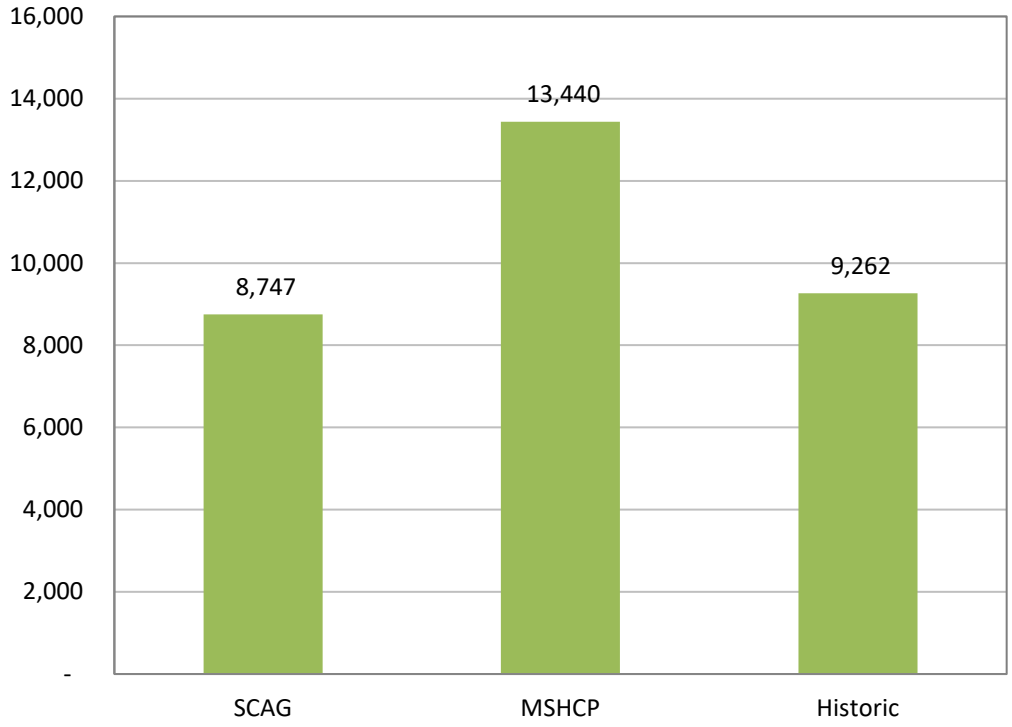
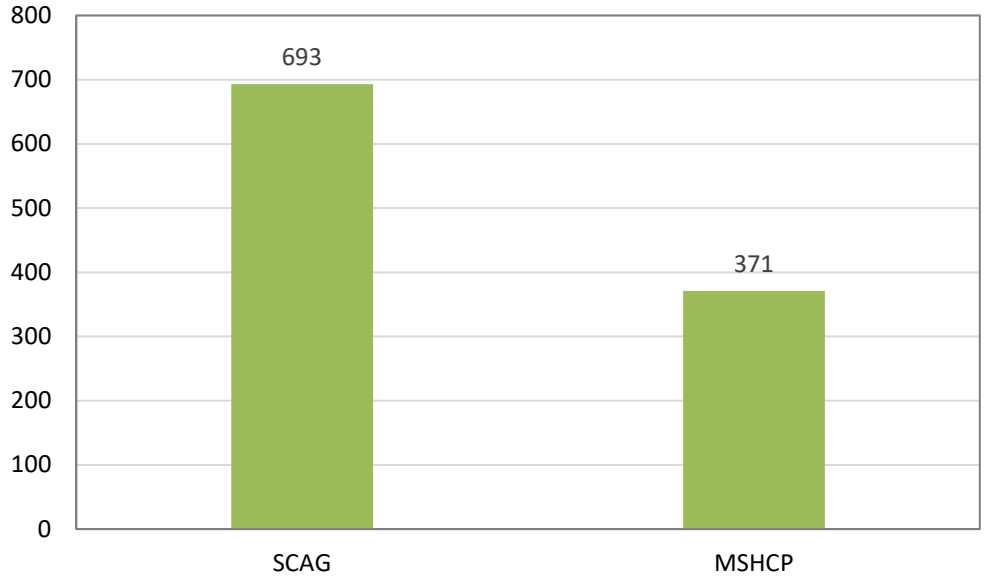


Figure 8 Newly Developed Commercial Acres per Year

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

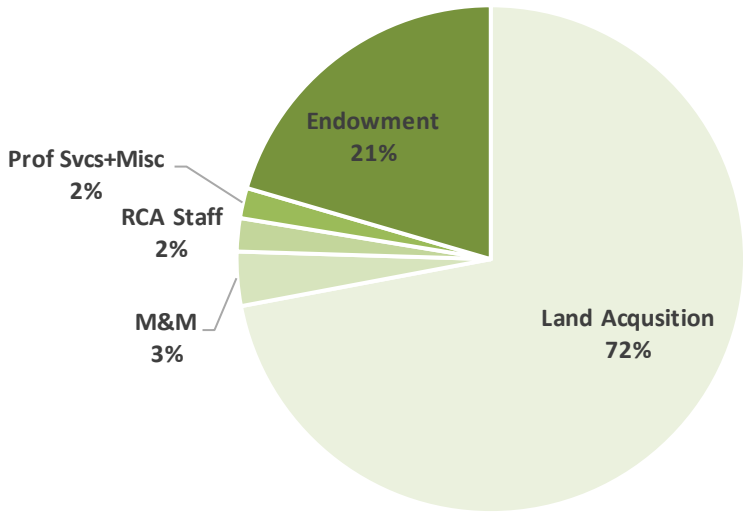
Item	No Extension	5-Year Extension	10-Year Extension	15-Year Extension
Total Endowment Funding Required	$225,208,133	$225,208,133	$225,208,133	$225,208,133
(Less) Endowment Interest	($25,695,187)	($40,679,628)	($54,846,349)	($68,206,990)
Net Endowment Funding Required	$199,512,947	$184,528,506	$170,361,785	$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.

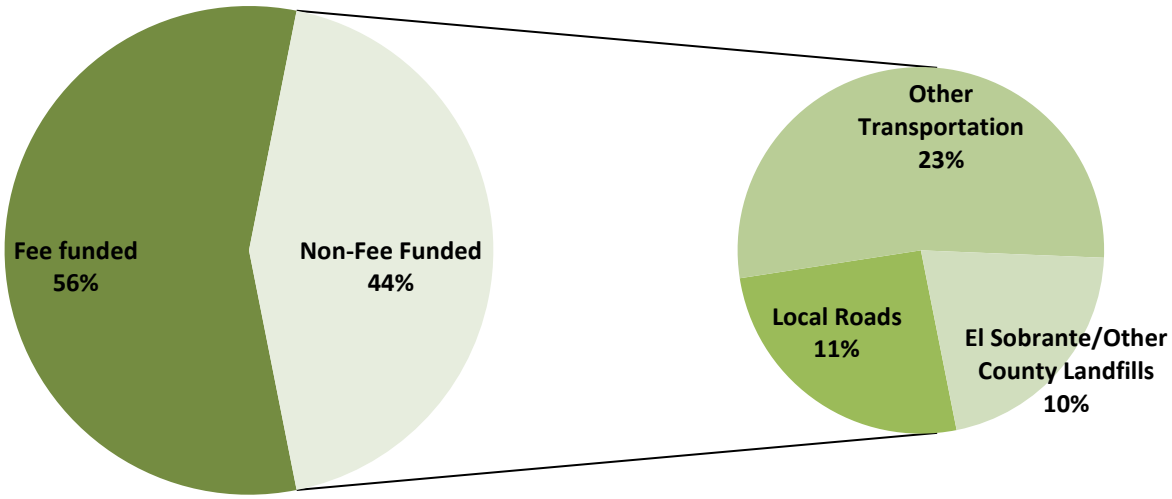
As described further below, at this point, the average annual funding from non-fee revenues sources are well below the MSCHP forecast. Measure A, a voter-approved ½ cent sales tax measure did provide substantial funding as envisioned (though is now fully used/ allocated) and, collectively, the other 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 Acuisition 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 Acuisition 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																											
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	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	$/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	$/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	$/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
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	$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	$7,280,000	$18,200,000	$7,280,000	$105,560,000	$105,560,000
Central			Menifee	Menifee	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	$68,000	$170,000	$97,000	$1,307,000	$1,307,000
Central			Menifee	Salt Creek	bridge	Backbone	0.00	2	4	0%	0.00	1	3	0	315	0	0	0	$0	$0	$0	$3,024,000	$0	$0	$302,000	$756,000	$302,000	$4,384,000	$4,384,000
Central			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	$0
Central			Menifee	Aldergate	Newport	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	$0
Central			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	$0
Central			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	$0
Central			Menifee	Garbani	Scott	Backbone	1.00	2	4	0%	2.00	1	3	0	0	0	0	0	$2,260,000	$978,000	$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	$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	$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	$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	$880,000	$2,200,000	$1,261,000	$16,949,000	$12,949,000
Central			Menifee	SR-74	Matthews	Briggs	Backbone	1.89	4	6	0%	3.79	1	3	0	0	0	0	$4,285,000	$1,855,000	$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	$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	$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	$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	Perris	Reche Vista	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	$153,000	$383,000	$632,000	$7,486,000	$3,799,000
Central			Perris	11th/Case	Perris	Goetz	Backbone	0.30	2	4	0%	0.60	1	2	0	0	0	0	$680,000	$3,269,000	$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	$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	$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	$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	$384,000	$960,000	$384,000	$5,568,000	$5,568,000
Central			Perris	Ethanac	I-215	Sherman	Backbone	0.35	2	4	0%	0.70	1	2	0	0	0	0	$789,000	$3,793,000	$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	$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	$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	$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	$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	$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	Ramona	Citrus	Backbone	2.49	4	6	35%	3.24	1	3	0	0	0	0	$3,667,000	$1,587,000	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	Reche Canyon	Country	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	$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	$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	$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	$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	$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	$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	$355,000	$888,000	$2,062,000	$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	$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	$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	$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	$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	$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	$601,000	$1,503,000	$771,000	$10,580,000	$9,817,000
Northwest			Unincorporated	Cajalco	Harley John	Harvil	Backbone	5.81	2	6	6%	21.83	1	2	0	0	0	0	$24,716,000	$118,776,000	$0	$0	$0	$0	$2,472,000	$6,179,000	$14,349,000	$166,492,000	$166,492,000
Northwest			Unincorporated	Cajalco	Harvil	I-215	Backbone	0.28	4	6	0%	0.57	1	3	0	0	0	0	$643,000	$278,000	$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	$2,953,000	$7,383,000	$3,569,000	$49,596,000	$35,953,000
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	$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	$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	$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 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
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	$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 Can	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	Bellflower	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	Bellflower	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	6	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	Merrifee 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	0	1	$0	$0	$0	$0	$0	$1,860,000	$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 Moro	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 Moro	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 Moro	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	$672,000	$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	Harley 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	250	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	Ramona	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	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	2	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 Corrido	Center	Pigeon Pass	Secondary	0.61	2	4	46%	0.65	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	Walters		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	Walters	Archibald		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	$0	$115,000	$287,000	$164,000	$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	3	0	0	0	$0	$0	$22,550,000	$0	$0	$0	$2,255,000	$5,638,000	$2,255,000	$32,698,000	$9,051,000
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	0	1	0	$0	$0	$0	$0	$72,800,000	$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	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
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	2	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	$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	$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	$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	$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	$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	$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	$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	$0
Northwest	Unincorporated	Mockingbird Canyon	Van Buren	El Sobrante	Secondary	3.41	2	4	0%	6.82	2	3	0	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	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	$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	$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	$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	$0
Northwest	Unincorporated	Temescal Canyon	I-15	interchange	Secondary	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	$32,698,000
Northwest	Unincorporated	Temescal Canyon	I-15	Park Canyon	Secondary	2.02	2	4	10%	3.63	3	3	0	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	$0
Northwest	Unincorporated	Washington	Hermosa	Harley John	Secondary	3.96	2	4	26%	5.86	1	3	0	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	Krameria	Cajalco	Secondary	2.99	2	4	4%	5.75	1	3	0	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	$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	$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	$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	$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	$0
Pass	Banning	Sun Lakes	Highland Home	Sunset	Secondary	1.00	0	4	0%	4.00	1	2	0	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	$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	$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	$0
Pass	Banning	Sunset	Ramsey	Lincoln	Secondary	0.28	2	2	0%	0.00	1	2	0	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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$0
Pass	Beaumont	Oak Valley (14th)	I-10	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	$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	$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	$0
Pass	Beaumont	Pennsylvania	6th	1st	Secondary	0.53	2	4	18%	0.86	1	2	0	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	$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	$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	$0
Pass	Calimesa	Calimesa	I-10	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	$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	$0
Pass	Calimesa	County Line	I-10	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
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	$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	$0
Pass	Calimesa	Singleton	Condit	Roberts	Secondary	0.85	2	4	0%	1.70	1	2	0	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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$0
San Jacinto	Hemet	Stetson	Warren	Cawston	Secondary	1.00	2	4	0%	2.00	1	3	0	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	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	$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	$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	$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	$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	$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	$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	$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	$0
San Jacinto	San Jacinto	State	Gilman Springs	Quandt Ranch	Secondary	0.76	2	4	0%	1.52	1	3	0	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	$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	$0
San Jacinto	San Jacinto	Warren	Ramona	Esplanade	Secondary	3.47	2	4	11%	6.18	1	3	0	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	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	$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	$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
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	$0	$173,000	$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	$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	$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	Temescal Wash	bridge	Lake	Secondary	0.00	2	4	0%	0.00	2	2	0	180	0	0	$0	$0	$0	$1,728,000	$0	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	1	$412,000	$116,000	$0	$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	$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	$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	0	$0	$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	$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	$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	$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	$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	$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	$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	$0	$338,000	$845,000	$484,000	$6,509,000	$6,509,000
Southwest	Unincorporated	Butterfield Stage	Tucalota 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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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	$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 EXIST NEED	MSHCP UNFUND EXIST NEED	COMBINED UNFUND EXIST NEED
Central	Menifee	Ethanac		Goetz	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	Menifee		Salt Creek	bridge	$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 SB I-215 Exit Ramp and SB I-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 I-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		Matthews	Briggs	$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	$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	$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 Ellis 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	$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	$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 Dawes, 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	$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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	Reche Canyon		San Bernardino County	Reche Vista	$0	$0	$0		0%	0%	0.84	0.91		$0	$0	$0	$0	$0	$0	$0
Central	Unincorporatec	Reche Vista		Reche Canyon	Country	$0	$0	$0		0%	0%	0.81	0.83		$0	$0	$0	$0	$0	$0	$0
Central	Unincorporatec	Scott		Briggs	SR-79 (Winchester)	$0	$0	$0		0%	0%	0.12	0.53		$0	$0	$0	$0	$0	$0	$0
Central	Unincorporatec	SR-74		Ethanac	Ellis	$0	$0	$0	Between Ethanac and Theda, and Mountain and Sofie	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	$60,900,000	$0	$0	Between Limonite and Santa Ana River, and Rutile and Bellegrave	59%	59%	1.03	1.13	44%	$19,851,000	$60,900,000	$0	$452,000	$147,000	$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	$33,000	Between Santa Ana River and Cypress	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	Unincorporatec	Alessandro		Trautwein	Vista Grande	$0	$0	$0		0%	0%	0.79	0.93		$0	$0	$0	$0	$0	$0	$0
Northwest	Unincorporatec	Alessandro		Vista Grande	I-215	$0	$0	$0		0%	0%	0.85	1.04		$0	$0	$0	$0	$0	$0	$0
Northwest	Unincorporatec	Cajalco		El Sobrante	Harley John	$10,580,000	$9,817,000	$279,000	Between El Sobrante and Gavilan	40%	20%	0.95	1.04	64%	$763,000	$0	$763,000	$301,000	$22,000	$22,000	$785,000
Northwest	Unincorporatec	Cajalco		Harley John	Harvil	$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	Unincorporatec	Cajalco		Harvil	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	Unincorporatec	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	Unincorporatec	Cajalco		Temescal Wash	bridge	$4,872,000	$1,907,000	$66,000		0%	0%	1.13	1.27	39%	$2,965,000	$0	$2,965,000	$168,000	$0	$0	$2,965,000
Northwest	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	$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	$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	$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	$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	$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	$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	$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	$0
Pass	Beaumont	Beaumont	Oak Valley (14th)	I-10		$0	$0	$0		0%	0%	0.31	0.37		$0	$0	$0	$0	$0	$0	$0
Pass	Beaumont	Potrero	Oak Valley (San Timoteo Car	SR-60		$1,100,000	$1,100,000	$29,000		0%	0%	0.01	0.37		$0	$0	$0	$29,000	$0	$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	$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	$0
Pass	Beaumont	Potrero	Noble Creek	bridge		$0	$0	$0		0%	0%	0.01	0.37		$0	$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	$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	$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	$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	$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	$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	$0
Pass	Unincorporatec	Cherry Valley	Highland Springs	Bellflower		$0	$0	$0		0%	0%	0.03	0.10		$0	$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	$0
Pass	Unincorporatec	Cherry Valley	San Timoteo Wash	bridge		$0	$0	$0		0%	0%	0.26	0.41		$0	$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	$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	$0
San Jacinto	Hemet	Domenigoni	Sanderson	State		$0	$0	$0		0%	0%	0.41	0.69		$0	$0	$0	$0	$0	$0	$0
San Jacinto	Hemet	SR-74	Winchester	Warren		$35,208,000	$35,208,000	$261,000	Between Warren and 650 ft East of Cordoba	25%	25%	0.83	1.05		$0	$0	$0	$261,000	$0	$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	$0
San Jacinto	San Jacinto	Mid-County (Ramona)	Sanderson/SR-79 (Hemet Byp	interchange		$0	$0	$0		0%	0%	0.61	0.85		$0	$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	$0
San Jacinto	San Jacinto	Ramona	State	Main		$0	$0	$0		0%	0%	0.58	0.67		$0	$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	$4,624,000
San Jacinto	San Jacinto	Ramona	Cedar	SR-74		$0	$0	$0		0%	0%	0.29	0.35		$0	$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	$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	$0
San Jacinto	Unincorporatec	Gilman Springs	Bridge	Sanderson		$0	$0	$0		0%	0%	0.62	0.84		$0	$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	$0
San Jacinto	Unincorporatec	SR-74	Briggs	SR-79 (Winchester)		$15,417,000	$15,417,000	$400,000	Between Briggs and Sultanas	14%	14%	0.63	1.06		$0	$0	$0	$400,000	$0	$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	$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	$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	$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	$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	$4,457,000
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	$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	$0
Southwest	Canyon Lake	Goetz	Railroad Canyon	Newport		$0	$0	$0		0%	0%	0.35	0.53		$0	$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	$0
Southwest	Lake Elsinore	Railroad Canyon	I-15	Canyon Hills		$0	$0	$0	Between NB I-5 On Ramp and Summerhill	2%	2%	0.86	1.12		$0	$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	$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	$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	$0
Southwest	Murrieta	Clinton Keith	Toulon	I-215		$2,076,000	$2,076,000	$54,000	Between Toulon and Thousand Oaks, and Duster and McElwain	52%	52%	0.88	1.06		$0	$0	$0	$54,000	$0	$0	$0
Southwest	Murrieta	Clinton Keith	I-215	Whitewood		$0	$0	$0		0%	0%	0.67	0.76		$0	$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	$0
Southwest	Murrieta	French Valley (Date)	Winchester Creek	Margarita		$0	$0	$0		0%	0%	0.04	0.08		$0	$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	$0
Southwest	Murrieta	Whitewood	Keller	Clinton Keith		$0	$0	$0		0%	0%	0.54	0.84		$0	$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	$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	$0
Southwest	Temecula	French Valley (Date)	Margarita	Ynez		$0	$0	$0		0%	0%	0.20	0.34		$0	$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	$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	$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 250 ft East of Jefferson Ave	84%	84%	0.96	1.24	81%	$0	$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	$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	$0
Southwest	Temecula	Western Bypass (Vincent Mor	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	$0
Southwest	Temecula	Western Bypass (Vincent Mor	I-15	interchange		$0	$0	$0		0%	0%	2.30	3.07	36%	$0	$0	$0	$0	$0	$0	$0
Southwest	Temecula	Western Bypass (Vincent Mor	Murrieta Creek	bridge		$4,176,000	$4,176,000	$144,000		0%	0%	0.01	0.05		$0	$0	$0	$144,000	$0	$0	$0
Southwest	Unincorporatec	Benton	SR-79	Eastern Bypass		$0	$0	$0		0%	0%	0.26	0.35		$0	$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	$0
Southwest	Unincorporatec	Clinton Keith	Warm Springs Creek	bridge		$0	$0	$0		0%	0%	0.62	0.79		$0	$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 Conard and Riverside, and Steele Valley and Peach, and Meadowbrook and Elt	64%	64%	0.93	1.23	92%	$1,352,000	$0	$1,352,000	$787,000	$38,000	$38,000	$1,390,000
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	$0
Southwest	Unincorporatec	SR-79 (Winchester)	Thompson	La Alba		$27,699,000	$27,699,000	$206,000	Between La Alba and Via Mira Mesa	25%	25%	0.82	0.99		$0	$0	$0	$206,000	$0	$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	$4,848,000
Southwest	Unincorporatec	SR-79 (Winchester)	Hunter	Murrieta Hot Springs		$595,000	$442,000	$11,000	Between Murrieta Hot Springs and Robert Jones, and Borel	75%	75%	0.95	1.04	66%	$153,000	$0	$153,000	$15,000	$4,000	$4,000	$157,000
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	$0
Southwest	Wildomar	Bundy Canyon	Monte Vista	Sunset		$24,818,000	$24,818,000	$739,000	Between Monte Vista and Oak Circle	37%	37%	0.89	1.18		$0	$0	$0	$739,000	$0	$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	$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	$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	$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	252,588,000

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 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 Goldencrest and Arlal, and Frontage Road and 250 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 Xavier and Kramelia	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 Exit 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 350 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 220 ft South, and Moraga 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 Corridc	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	$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 Cadenza, and Providence and San Bernardino County	24%	24%	0.62	0.93		$0	$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	$0
Northwest	Eastvale	Hamner	Bellegrave	Amberhill		$199,000	$199,000	$0		0%	0%	0.57	1.16		$0	$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	$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	$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	$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	$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	$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	$0
Northwest	Eastvale	Limonite	I-15	interchange		$0	$0	$0		0%	0%	0.67	1.07		$0	$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	$0
Northwest	Eastvale	Limonite	Hamner	Sumner		$1,094,000	$1,094,000	$28,000	Between Hamner and Scholar	50%	50%	0.80	1.16		$0	$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	$0
Northwest	Eastvale	Limonite	Harrison	Archibald		$0	$0	$0		0%	0%	0.55	0.70		$0	$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	$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	$0
Northwest	Eastvale	River	Hellman	Archibald		$5,948,000	$5,948,000	$44,000		0%	0%	0.67	1.01		$0	$0	$0	$44,000	$0	$0	$0
Northwest	Jurupa Valley	Armstrong	San Bernardino County	Valley		$6,192,000	$6,192,000	$176,000	Between Sierra and Valley	33%	33%	0.83	1.14		$0	$0	$0	$176,000	$0	$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	$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	$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 Coral	12%	12%	0.61	0.84		$0	$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	$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	$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	$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	$0
Northwest	Jurupa Valley	Limonite	Clay	Riverview		$0	$0	$0		0%	0%	0.64	0.79		$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley	Market	Rubidoux	Santa Ana River		$5,181,000	$0	$0	Between Rubidoux and Aqua Mansa, and Via Cerro and Santa Ana River	40%	40%	0.86	1.06		$0	$5,181,000	$0	$135,000	$0	$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	$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	$0
Northwest	Jurupa Valley	Riverview	Limonite	Mission		$0	$0	$0		0%	0%	0.55	0.56		$0	$0	$0	$0	$0	$0	$0
Northwest	Jurupa Valley	Rubidoux	Pine	Mission		$0	$0	$0	Between SR-60 WB and 30th, and 24th and Market	9%	9%	0.86	1.11		$0	$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%	0.75	0.89		$0	$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	$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	$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	$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 ans 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	$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	$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	$0
Northwest	Norco	Norco	Corydon	Hamner		$0	$0	$0		0%	0%	0.33	0.48		$0	$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	$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	$0
Northwest	Riverside	1st	Market	Main		$0	$0	$0		0%	0%	0.24	0.50		$0	$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	$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	$0
Northwest	Riverside	Adams	Arlington	SR-91		$0	$0	$0		0%	0%	0.49	0.48		$0	$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	$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	Fairhaven	La Sierra		$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	$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	$0
Northwest	Riverside	Canyon Crest	Central	Country Club		$0	$0	$0		0%	0%	0.70	0.77		$0	$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	$0
Northwest	Riverside	Central	Chicago	I-215/SR-60		$0	$0	$0	Between Chicago and Chapala, and Canyon Crest and Quail Run	32%	32%	0.80	0.96		$0	$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	$0
Northwest	Riverside	Central	Alessandro	SR-91		$0	$0	$0	Between SR-91 and SR-91 NB On Ramp, and Nottingham and 420 ft West	5%	5%	0.75	0.87		$0	$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	$0
Northwest	Riverside	Chicago	Alessandro	Spruce		$0	$0	$0	Between Martin Luther King and Ransom	43%	43%	0.85	0.99		$0	$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	$0
Northwest	Riverside	Columbia	Main	Iowa		$0	$0	$0		0%	0%	0.62	0.71		$0	$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 Palmyrita and Columbia	11%	11%	0.82	0.93		$0	$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	$0
Northwest	Riverside	Iowa	University	Martin Luther King		$0	$0	$0		0%	0%	0.24	0.36		$0	$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	$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	$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	$0
Northwest	Riverside	La Sierra	Indiana	Victoria		$778,000	$778,000	$0		0%	0%	0.71	0.80		$0	$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	$0
Northwest	Riverside	Lincoln	Van Buren	Jefferson		$0	$0	$0		0%	0%	0.23	0.48		$0	$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	$0
Northwest	Riverside	Lincoln	Washington	Victoria		$0	$0	$0		0%	0%	0.39	0.56		$0	$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	$0
Northwest	Riverside	Madison	BNSF	railroad crossing		$20,010,000	$20,010,000	$690,000		0%	0%	0.81	0.80		$0	$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	$0
Northwest	Riverside	Magnolia	BNSF	railroad crossing		$0	$0	$0		0%	0%	0.90	1.04		$0	$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	$0
Northwest	Riverside	Magnolia	Harrison	14th		$0	$0	$0		0%	0%	0.62	0.79		$0	$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	$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	$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	$0
Northwest	Riverside	Mission Inn	Redwood	Lemon		$0	$0	$0		0%	0%	0.26	0.47		$0	$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	$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	$0
Northwest	Riverside	Tyler	SR-91	Magnolia		$0	$0	$0		0%	0%	0.31	0.37		$0	$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	$0
Northwest	Riverside	Tyler	Hole	Wells		$0	$0	$0		0%	0%	0.52	0.53		$0	$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	$0
Northwest	Riverside	University	Redwood	SR-91		$859,000	$859,000	$0		0%	0%	0.60	0.71		$0	$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 SB On Ramp	2%	2%	0.52	0.65		$0	$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	$0
Northwest	Riverside	Victoria	Madison	Washington		$0	$0	$0		0%	0%	0.36	0.55		$0	$0	$0	$0	$0	$0	$0
Northwest	Riverside	Washington	Victoria	Hermosa		$27,018,000	$27,018,000	$201,000	Between Dufferin and Overlook, and Bradley and Hermosa	34%	34%	0.83	0.94		$0	$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	$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	$0
Northwest	Riverside	Wood	Bergamont	Krameria		$0	$0	$0		0%	0%	0.55	0.77		$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		Unincorporatec	Cantu-Galleano Ranch	Hamner	Wineville	$0	$0	$0		0%	0%	0.47	0.95		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	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	$0
Northwest		Unincorporatec	El Cerrito	I-15	Ontario	$0	$0	$0		0%	0%	0.15	0.26		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	El Sobrante	Mockingbird Canyon	Cajalco	$0	$0	$0		0%	0%	0.62	0.78		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	Harley John	Washington	Scottsdale	$0	$0	$0		0%	0%	0.38	0.65		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	Harley John	Scottsdale	Cajalco	$0	$0	$0		0%	0%	0.38	0.73		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	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	$0
Northwest		Unincorporatec	La Sierra	El Sobrante	Cajalco	$0	$0	$0		0%	0%	0.50	0.83		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	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	$0
Northwest		Unincorporatec	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	$0
Northwest		Unincorporatec	Temescal Canyon	Tuscany	Dos Lagos	$0	$0	$0		0%	0%	0.72	1.08		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	Temescal Canyon	Dos Lagos	Leroy	$0	$0	$0		0%	0%	0.48	0.74		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	Temescal Canyon	Leroy	Dawson Canyon	$0	$0	$0		0%	0%	0.46	0.71		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	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	$0
Northwest		Unincorporatec	Temescal Canyon	I-15	interchange	$32,698,000	$32,698,000	$0		0%	0%	0.85	1.35		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	Temescal Canyon	I-15	Park Canyon	$14,329,000	$14,329,000	$427,000	Between I-15 SB On Ramp and Squaw Mountain	27%	27%	0.69	1.02		$0	$0	$0	$427,000	$0	$0	$0
Northwest		Unincorporatec	Temescal Canyon	Park Canyon	Indian Truck Trail	$0	$0	$0		0%	0%	0.02	0.12		$0	$0	$0	$0	$0	$0	$0
Northwest		Unincorporatec	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	$0
Northwest		Unincorporatec	Wood	Kramería	Cajalco	$12,537,000	$12,537,000	$325,000	Between Kramería and Mariposa	17%	17%	0.56	0.83		$0	$0	$0	$325,000	$0	$0	$0
Pass		Banning	8th	Wilson	I-10	$0	$0	$0		0%	0%	0.25	0.37		$0	$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	$0
Pass		Banning	Ramsey	I-10	8th	$0	$0	$0		0%	0%	0.10	0.13		$0	$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	$0
Pass		Banning	SR-243	I-10	Wesley	$0	$0	$0		0%	0%	0.31	0.46		$0	$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	$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	$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	$0
Pass		Banning	Sun Lakes	Highland Springs	Highland Home	$0	$0	$0		0%	0%	0.04	0.05		$0	$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	$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	$0
Pass		Banning	Wilson	Highland Home	8th	$0	$0	$0		0%	0%	0.06	0.12		$0	$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	$0
Pass		Beaumont	1st	Viele	Pennsylvania	$0	$0	$0		0%	0%	0.48	0.57		$0	$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	$0
Pass		Beaumont	6th	I-10	Highland Springs	$0	$0	$0		0%	0%	0.23	0.47		$0	$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	$0
Pass		Beaumont	Oak Valley (14th)	Highland Springs	Pennsylvania	$0	$0	$0		0%	0%	0.05	0.11		$0	$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	$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	$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	$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	$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	$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	$0
Pass		Beaumont	Pennsylvania	I-10	interchange	$0	$0	$0		0%	0%	0.51	0.63		$0	$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	$0
Pass		Calimesa	Calimesa	County Line	I-10	$0	$0	$0		0%	0%	0.13	0.38		$0	$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	$0
Pass		Calimesa	County Line	7th	Bryant	$0	$0	$0	Between I-10 WB On Ramp and Calimesa, and Park and 5th	13%	13%	0.54	0.71		$0	$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	$0
Pass		Calimesa	Desert Lawn	Palmer	Champions	$0	$0	$0		0%	0%	0.04	0.44		$0	$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	$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	$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	$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	$0
Pass		Unincorporatec	Live Oak Canyon	Oak Valley (STC)	San Bernardino County	$0	$0	$0		0%	0%	0.36	0.47		$0	$0	$0	$0	$0	$0	$0
Pass		Unincorporatec	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	$0
Pass		Unincorporatec	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	$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	$0
San Jacinto		Hemet	Sanderson	RR Crossing	Acacia	$0	$0	$0		0%	0%	0.82	0.97		$0	$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	$0
San Jacinto		Hemet	Sanderson	Menlo	Esplanade	$0	$0	$0		0%	0%	0.72	0.95		$0	$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	$0
San Jacinto		Hemet	SR-74 (Florida)	Columbia	Ramona	$0	$0	$0		0%	0%	0.47	0.57		$0	$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	$0
San Jacinto		Hemet	State	Domenigoni	Chambers	$0	$0	$0		0%	0%	0.44	0.92		$0	$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	$0
San Jacinto		Hemet	State	Florida	Esplanade	$0	$0	$0		0%	0%	0.33	0.53		$0	$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	$0
San Jacinto		Hemet	Stetson	Cawston	State	$0	$0	$0		0%	0%	0.49	0.68		$0	$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	$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	$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	$0
San Jacinto		San Jacinto	Esplanade	Mountain	State	$0	$0	$0		0%	0%	0.33	0.39		$0	$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	$0
San Jacinto		San Jacinto	Sanderson	Ramona	Esplanade	$0	$0	$0		0%	0%	0.53	0.84		$0	$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	$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	$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	$0
San Jacinto		San Jacinto	State	Ramona	Esplanade	$0	$0	$0		0%	0%	0.60	0.78		$0	$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	$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	$0
San Jacinto		San Jacinto	State	Quandt Ranch	Ramona	$0	$0	$0		0%	0%	0.39	0.46		$0	$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	$0
San Jacinto		Unincorporatec	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	$0
San Jacinto		Unincorporatec	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	$0
San Jacinto		Unincorporatec	SR-79 (Winchester)	SR-74 (Florida)	Domenigoni	$0	$0	$0		0%	0%	0.66	1.05		$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
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 C	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 Strickland 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 Raven	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. Maria	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 Solana and 250 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	Unincorporatec	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	Unincorporatec	Butterfield Stage	Tucalota Creek	bridge		$0	$0	$0		0%	0%	0.41	0.70		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporatec	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	Unincorporatec	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	Unincorporatec	Horsethief Canyon	Temescal Canyon	I-15		$0	$0	$0		0%	0%	0.81	0.64		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporatec	Indian Truck Trail	Temescal Canyon	I-15		$0	$0	$0		0%	0%	0.15	0.21		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporatec	Murrieta Hot Springs	SR-79 (Winchester)	Pourroy		$0	$0	$0	Between Winchester and Vons	4%	4%	0.46	0.86		$0	$0	$0	$0	$0	$0	$0
Southwest	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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	Unincorporatec	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						$2,508,329,000	$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
1141	Riverside	Central	Menifee
1142	Riverside	Central	Menifee
1143	Riverside	Central	Moreno Valley
1144	Riverside	Central	Moreno Valley
1145	Riverside	Central	Moreno Valley
1146	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
1155	Riverside	Central	Moreno Valley
1156	Riverside	Central	Moreno Valley
1157	Riverside	Central	Moreno Valley
1158	Riverside	Central	Moreno Valley
1159	Riverside	Central	Moreno Valley
1160	Riverside	Central	Moreno Valley
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
1166	Riverside	Central	Moreno Valley
1167	Riverside	Central	Moreno Valley
1168	Riverside	Central	Moreno Valley
1169	Riverside	Central	Moreno Valley
1170	Riverside	Central	Moreno Valley
1171	Riverside	Central	Moreno Valley
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
1182	Riverside	Central	Moreno Valley
1183	Riverside	Central	Moreno Valley
1184	Riverside	Central	Moreno Valley
1185	Riverside	Central	Moreno Valley
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
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1879	Riverside	Central	Perris
2126	Riverside	Central	Riverside
2127	Riverside	Central	Riverside
2128	Riverside	Central	Riverside
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2327	Riverside	Central	Unincorporated
2328	Riverside	Central	Unincorporated
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2784	Riverside	Central	Unincorporated
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2788	Riverside	Central	Unincorporated
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2793	Riverside	Central	Unincorporated
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2869	Riverside	Central	Unincorporated
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2879	Riverside	Central	Unincorporated
2880	Riverside	Central	Unincorporated
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
665	Riverside	Hemet/San Jacinto	Hemet
666	Riverside	Hemet/San Jacinto	Hemet
667	Riverside	Hemet/San Jacinto	Hemet
668	Riverside	Hemet/San Jacinto	Hemet
669	Riverside	Hemet/San Jacinto	Hemet
670	Riverside	Hemet/San Jacinto	Hemet
671	Riverside	Hemet/San Jacinto	Hemet
672	Riverside	Hemet/San Jacinto	Hemet
673	Riverside	Hemet/San Jacinto	Hemet
674	Riverside	Hemet/San Jacinto	Hemet
675	Riverside	Hemet/San Jacinto	Hemet
676	Riverside	Hemet/San Jacinto	Hemet
677	Riverside	Hemet/San Jacinto	Hemet
678	Riverside	Hemet/San Jacinto	Hemet
679	Riverside	Hemet/San Jacinto	Hemet
680	Riverside	Hemet/San Jacinto	Hemet
681	Riverside	Hemet/San Jacinto	Hemet
682	Riverside	Hemet/San Jacinto	Hemet
683	Riverside	Hemet/San Jacinto	Hemet
684	Riverside	Hemet/San Jacinto	Hemet
685	Riverside	Hemet/San Jacinto	Hemet
686	Riverside	Hemet/San Jacinto	Hemet
687	Riverside	Hemet/San Jacinto	Hemet
688	Riverside	Hemet/San Jacinto	Hemet
689	Riverside	Hemet/San Jacinto	Hemet
690	Riverside	Hemet/San Jacinto	Hemet
691	Riverside	Hemet/San Jacinto	Hemet
692	Riverside	Hemet/San Jacinto	Hemet
693	Riverside	Hemet/San Jacinto	Hemet
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698	Riverside	Hemet/San Jacinto	Hemet
699	Riverside	Hemet/San Jacinto	Hemet
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701	Riverside	Hemet/San Jacinto	Hemet
702	Riverside	Hemet/San Jacinto	Hemet
703	Riverside	Hemet/San Jacinto	Hemet
704	Riverside	Hemet/San Jacinto	Hemet
705	Riverside	Hemet/San Jacinto	Hemet
706	Riverside	Hemet/San Jacinto	Hemet
707	Riverside	Hemet/San Jacinto	Hemet
708	Riverside	Hemet/San Jacinto	Hemet
709	Riverside	Hemet/San Jacinto	Hemet
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716	Riverside	Hemet/San Jacinto	Hemet
717	Riverside	Hemet/San Jacinto	Hemet
718	Riverside	Hemet/San Jacinto	Hemet
719	Riverside	Hemet/San Jacinto	Hemet
720	Riverside	Hemet/San Jacinto	Hemet
721	Riverside	Hemet/San Jacinto	Hemet
722	Riverside	Hemet/San Jacinto	Hemet
723	Riverside	Hemet/San Jacinto	Hemet
724	Riverside	Hemet/San Jacinto	Hemet
725	Riverside	Hemet/San Jacinto	Hemet
726	Riverside	Hemet/San Jacinto	Hemet
727	Riverside	Hemet/San Jacinto	Hemet
728	Riverside	Hemet/San Jacinto	Hemet
729	Riverside	Hemet/San Jacinto	Hemet
730	Riverside	Hemet/San Jacinto	Hemet
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
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2146	Riverside	Hemet/San Jacinto	San Jacinto
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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
2152	Riverside	Hemet/San Jacinto	San Jacinto
2153	Riverside	Hemet/San Jacinto	San Jacinto
2154	Riverside	Hemet/San Jacinto	San Jacinto
2155	Riverside	Hemet/San Jacinto	San Jacinto
2156	Riverside	Hemet/San Jacinto	San Jacinto
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
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2178	Riverside	Hemet/San Jacinto	San Jacinto
2179	Riverside	Hemet/San Jacinto	San Jacinto
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2200	Riverside	Hemet/San Jacinto	San Jacinto
2201	Riverside	Hemet/San Jacinto	San Jacinto
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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
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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
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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
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2856	Riverside	Hemet/San Jacinto	Unincorporated
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2938	Riverside	Hemet/San Jacinto	Unincorporated
3194	Riverside	Hemet/San Jacinto	Unincorporated
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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
335	Riverside	Northwest	Corona
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519	Riverside	Northwest	Corona

TAZ	County	WRCOG Zone	City
520	Riverside	Northwest	Corona
521	Riverside	Northwest	Corona
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1567	Riverside	Northwest	Norco
1568	Riverside	Northwest	Norco

TAZ	County	WRCOG Zone	City
1910	Riverside	Northwest	Riverside
1911	Riverside	Northwest	Riverside
1912	Riverside	Northwest	Riverside
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2009	Riverside	Northwest	Riverside
2010	Riverside	Northwest	Riverside
2011	Riverside	Northwest	Riverside
2012	Riverside	Northwest	Riverside
2013	Riverside	Northwest	Riverside
2014	Riverside	Northwest	Riverside
2015	Riverside	Northwest	Riverside
2016	Riverside	Northwest	Riverside
2017	Riverside	Northwest	Riverside
2018	Riverside	Northwest	Riverside
2019	Riverside	Northwest	Riverside
2020	Riverside	Northwest	Riverside
2021	Riverside	Northwest	Riverside
2022	Riverside	Northwest	Riverside
2023	Riverside	Northwest	Riverside
2024	Riverside	Northwest	Riverside
2025	Riverside	Northwest	Riverside
2026	Riverside	Northwest	Riverside
2027	Riverside	Northwest	Riverside
2028	Riverside	Northwest	Riverside
2029	Riverside	Northwest	Riverside
2030	Riverside	Northwest	Riverside
2031	Riverside	Northwest	Riverside
2032	Riverside	Northwest	Riverside
2033	Riverside	Northwest	Riverside
2034	Riverside	Northwest	Riverside
2035	Riverside	Northwest	Riverside
2036	Riverside	Northwest	Riverside
2037	Riverside	Northwest	Riverside
2038	Riverside	Northwest	Riverside
2039	Riverside	Northwest	Riverside
2040	Riverside	Northwest	Riverside
2041	Riverside	Northwest	Riverside
2042	Riverside	Northwest	Riverside
2043	Riverside	Northwest	Riverside
2044	Riverside	Northwest	Riverside
2045	Riverside	Northwest	Riverside
2046	Riverside	Northwest	Riverside
2047	Riverside	Northwest	Riverside
2048	Riverside	Northwest	Riverside
2049	Riverside	Northwest	Riverside
2050	Riverside	Northwest	Riverside
2051	Riverside	Northwest	Riverside
2052	Riverside	Northwest	Riverside
2053	Riverside	Northwest	Riverside
2054	Riverside	Northwest	Riverside
2055	Riverside	Northwest	Riverside
2056	Riverside	Northwest	Riverside
2057	Riverside	Northwest	Riverside
2058	Riverside	Northwest	Riverside
2059	Riverside	Northwest	Riverside
2060	Riverside	Northwest	Riverside
2061	Riverside	Northwest	Riverside
2062	Riverside	Northwest	Riverside
2063	Riverside	Northwest	Riverside
2064	Riverside	Northwest	Riverside
2065	Riverside	Northwest	Riverside
2066	Riverside	Northwest	Riverside
2067	Riverside	Northwest	Riverside
2068	Riverside	Northwest	Riverside
2069	Riverside	Northwest	Riverside
2070	Riverside	Northwest	Riverside
2071	Riverside	Northwest	Riverside
2072	Riverside	Northwest	Riverside
2073	Riverside	Northwest	Riverside
2074	Riverside	Northwest	Riverside
2075	Riverside	Northwest	Riverside
2076	Riverside	Northwest	Riverside
2077	Riverside	Northwest	Riverside
2078	Riverside	Northwest	Riverside
2079	Riverside	Northwest	Riverside
2080	Riverside	Northwest	Riverside
2081	Riverside	Northwest	Riverside
2082	Riverside	Northwest	Riverside
2083	Riverside	Northwest	Riverside
2084	Riverside	Northwest	Riverside
2085	Riverside	Northwest	Riverside
2086	Riverside	Northwest	Riverside
2087	Riverside	Northwest	Riverside
2088	Riverside	Northwest	Riverside
2089	Riverside	Northwest	Riverside

TAZ	County	WRCOG Zone	City
2090	Riverside	Northwest	Riverside
2091	Riverside	Northwest	Riverside
2092	Riverside	Northwest	Riverside
2093	Riverside	Northwest	Riverside
2094	Riverside	Northwest	Riverside
2095	Riverside	Northwest	Riverside
2096	Riverside	Northwest	Riverside
2097	Riverside	Northwest	Riverside
2098	Riverside	Northwest	Riverside
2099	Riverside	Northwest	Riverside
2100	Riverside	Northwest	Riverside
2101	Riverside	Northwest	Riverside
2102	Riverside	Northwest	Riverside
2103	Riverside	Northwest	Riverside
2104	Riverside	Northwest	Riverside
2105	Riverside	Northwest	Riverside
2106	Riverside	Northwest	Riverside
2107	Riverside	Northwest	Riverside
2108	Riverside	Northwest	Riverside
2109	Riverside	Northwest	Riverside
2110	Riverside	Northwest	Riverside
2111	Riverside	Northwest	Riverside
2112	Riverside	Northwest	Riverside
2113	Riverside	Northwest	Riverside
2114	Riverside	Northwest	Riverside
2115	Riverside	Northwest	Riverside
2116	Riverside	Northwest	Riverside
2117	Riverside	Northwest	Riverside
2118	Riverside	Northwest	Riverside
2119	Riverside	Northwest	Riverside
2120	Riverside	Northwest	Riverside
2121	Riverside	Northwest	Riverside
2122	Riverside	Northwest	Riverside
2123	Riverside	Northwest	Riverside
2124	Riverside	Northwest	Riverside
2125	Riverside	Northwest	Riverside
2129	Riverside	Northwest	Riverside
2130	Riverside	Northwest	Riverside
2131	Riverside	Northwest	Riverside
2132	Riverside	Northwest	Riverside
2133	Riverside	Northwest	Riverside
2134	Riverside	Northwest	Riverside
2321	Riverside	Northwest	Unincorporated
2322	Riverside	Northwest	Unincorporated
2370	Riverside	Northwest	Unincorporated
2371	Riverside	Northwest	Unincorporated
2372	Riverside	Northwest	Unincorporated
2373	Riverside	Northwest	Unincorporated
2374	Riverside	Northwest	Unincorporated
2375	Riverside	Northwest	Unincorporated
2376	Riverside	Northwest	Unincorporated
2377	Riverside	Northwest	Unincorporated
2378	Riverside	Northwest	Unincorporated
2379	Riverside	Northwest	Unincorporated
2380	Riverside	Northwest	Unincorporated
2381	Riverside	Northwest	Unincorporated
2382	Riverside	Northwest	Unincorporated
2383	Riverside	Northwest	Unincorporated
2384	Riverside	Northwest	Unincorporated
2385	Riverside	Northwest	Unincorporated
2386	Riverside	Northwest	Unincorporated
2387	Riverside	Northwest	Unincorporated
2388	Riverside	Northwest	Unincorporated
2389	Riverside	Northwest	Unincorporated
2390	Riverside	Northwest	Unincorporated
2391	Riverside	Northwest	Unincorporated
2392	Riverside	Northwest	Unincorporated
2393	Riverside	Northwest	Unincorporated
2394	Riverside	Northwest	Unincorporated
2397	Riverside	Northwest	Unincorporated
2398	Riverside	Northwest	Unincorporated
2399	Riverside	Northwest	Unincorporated
2400	Riverside	Northwest	Unincorporated
2401	Riverside	Northwest	Unincorporated
2402	Riverside	Northwest	Unincorporated
2403	Riverside	Northwest	Unincorporated
2404	Riverside	Northwest	Unincorporated
2405	Riverside	Northwest	Unincorporated
2406	Riverside	Northwest	Unincorporated
2407	Riverside	Northwest	Unincorporated
2408	Riverside	Northwest	Unincorporated
2409	Riverside	Northwest	Unincorporated
2410	Riverside	Northwest	Unincorporated
2411	Riverside	Northwest	Unincorporated
2412	Riverside	Northwest	Unincorporated
2413	Riverside	Northwest	Unincorporated
2586	Riverside	Northwest	Unincorporated
2587	Riverside	Northwest	Unincorporated
2588	Riverside	Northwest	Unincorporated
2589	Riverside	Northwest	Unincorporated
2590	Riverside	Northwest	Unincorporated
2591	Riverside	Northwest	Unincorporated
2592	Riverside	Northwest	Unincorporated
2593	Riverside	Northwest	Unincorporated
2594	Riverside	Northwest	Unincorporated
2595	Riverside	Northwest	Unincorporated
2596	Riverside	Northwest	Unincorporated
2597	Riverside	Northwest	Unincorporated
2598	Riverside	Northwest	Unincorporated
2599	Riverside	Northwest	Unincorporated
2600	Riverside	Northwest	Unincorporated
2601	Riverside	Northwest	Unincorporated
2602	Riverside	Northwest	Unincorporated
2603	Riverside	Northwest	Unincorporated
2604	Riverside	Northwest	Unincorporated
2605	Riverside	Northwest	Unincorporated
2606	Riverside	Northwest	Unincorporated
2607	Riverside	Northwest	Unincorporated
2664	Riverside	Northwest	Unincorporated
2666	Riverside	Northwest	Unincorporated
2671	Riverside	Northwest	Unincorporated
2672	Riverside	Northwest	Unincorporated
2680	Riverside	Northwest	Unincorporated
2681	Riverside	Northwest	Unincorporated
2705	Riverside	Northwest	Unincorporated
2706	Riverside	Northwest	Unincorporated
2707	Riverside	Northwest	Unincorporated
2726	Riverside	Northwest	Unincorporated
2730	Riverside	Northwest	Unincorporated
2731	Riverside	Northwest	Unincorporated
2732	Riverside	Northwest	Unincorporated
2734	Riverside	Northwest	Unincorporated
2735	Riverside	Northwest	Unincorporated
2736	Riverside	Northwest	Unincorporated
2737	Riverside	Northwest	Unincorporated
2738	Riverside	Northwest	Unincorporated
2739	Riverside	Northwest	Unincorporated
2740	Riverside	Northwest	Unincorporated
2741	Riverside	Northwest	Unincorporated
2742	Riverside	Northwest	Unincorporated
2743	Riverside	Northwest	Unincorporated
2749	Riverside	Northwest	Unincorporated
2750	Riverside	Northwest	Unincorporated
2751	Riverside	Northwest	Unincorporated
2763	Riverside	Northwest	Unincorporated
2764	Riverside	Northwest	Unincorporated
2765	Riverside	Northwest	Unincorporated
2766	Riverside	Northwest	Unincorporated
2767	Riverside	Northwest	Unincorporated
2768	Riverside	Northwest	Unincorporated
2769	Riverside	Northwest	Unincorporated
2770	Riverside	Northwest	Unincorporated
2771	Riverside	Northwest	Unincorporated
2772	Riverside	Northwest	Unincorporated
2773	Riverside	Northwest	Unincorporated
2774	Riverside	Northwest	Unincorporated
2775	Riverside	Northwest	Unincorporated
2776	Riverside	Northwest	Unincorporated
2777	Riverside	Northwest	Unincorporated
2778	Riverside	Northwest	Unincorporated
2779	Riverside	Northwest	Unincorporated
2790	Riverside	Northwest	Unincorporated
2791	Riverside	Northwest	Unincorporated
2792	Riverside	Northwest	Unincorporated
2798	Riverside	Northwest	Unincorporated
2799	Riverside	Northwest	Unincorporated
2800	Riverside	Northwest	Unincorporated
2801	Riverside	Northwest	Unincorporated
2803	Riverside	Northwest	Unincorporated
2805	Riverside	Northwest	Unincorporated
2806	Riverside	Northwest	Unincorporated
2808	Riverside	Northwest	Unincorporated
3093	Riverside	Northwest	Unincorporated
3146	Riverside	Northwest	Unincorporated
3147	Riverside	Northwest	Unincorporated
3148	Riverside	Northwest	Unincorporated
3149	Riverside	Northwest	Unincorporated
3152	Riverside	Northwest	Unincorporated
3174	Riverside	Northwest	Unincorporated
3185	Riverside	Northwest	Unincorporated
3186	Riverside	Northwest	Unincorporated
3187	Riverside	Northwest	Unincorporated
3188	Riverside	Northwest	Unincorporated
3189	Riverside	Northwest	Unincorporated
3190	Riverside	Northwest	Unincorporated
3191	Riverside	Northwest	Unincorporated
3192	Riverside	Northwest	Unincorporated
3193	Riverside	Northwest	Unincorporated
3203	Riverside	Northwest	Unincorporated
3204	Riverside	Northwest	Unincorporated
3206	Riverside	Northwest	Unincorporated

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
6	Riverside	Pass	Banning
7	Riverside	Pass	Banning
8	Riverside	Pass	Banning
9	Riverside	Pass	Banning
10	Riverside	Pass	Banning
11	Riverside	Pass	Banning
12	Riverside	Pass	Banning
13	Riverside	Pass	Banning
14	Riverside	Pass	Banning
15	Riverside	Pass	Banning
16	Riverside	Pass	Banning
17	Riverside	Pass	Banning
18	Riverside	Pass	Banning
19	Riverside	Pass	Banning
20	Riverside	Pass	Banning
21	Riverside	Pass	Banning
22	Riverside	Pass	Banning
23	Riverside	Pass	Banning
24	Riverside	Pass	Banning
25	Riverside	Pass	Banning
26	Riverside	Pass	Banning
27	Riverside	Pass	Banning
28	Riverside	Pass	Banning
29	Riverside	Pass	Banning
30	Riverside	Pass	Banning
31	Riverside	Pass	Banning
32	Riverside	Pass	Banning
33	Riverside	Pass	Banning
34	Riverside	Pass	Banning
35	Riverside	Pass	Banning
36	Riverside	Pass	Banning
37	Riverside	Pass	Banning
38	Riverside	Pass	Banning
39	Riverside	Pass	Banning
40	Riverside	Pass	Banning
41	Riverside	Pass	Banning
42	Riverside	Pass	Banning
43	Riverside	Pass	Banning
44	Riverside	Pass	Banning
45	Riverside	Pass	Banning
46	Riverside	Pass	Banning
47	Riverside	Pass	Banning
48	Riverside	Pass	Banning
49	Riverside	Pass	Banning
50	Riverside	Pass	Banning
51	Riverside	Pass	Banning
52	Riverside	Pass	Banning
53	Riverside	Pass	Banning
54	Riverside	Pass	Banning
55	Riverside	Pass	Banning
56	Riverside	Pass	Banning
57	Riverside	Pass	Beaumont
58	Riverside	Pass	Beaumont
59	Riverside	Pass	Beaumont
60	Riverside	Pass	Beaumont
61	Riverside	Pass	Beaumont
62	Riverside	Pass	Beaumont
63	Riverside	Pass	Beaumont
64	Riverside	Pass	Beaumont
65	Riverside	Pass	Beaumont
66	Riverside	Pass	Beaumont
67	Riverside	Pass	Beaumont
68	Riverside	Pass	Beaumont
69	Riverside	Pass	Beaumont
70	Riverside	Pass	Beaumont
71	Riverside	Pass	Beaumont
72	Riverside	Pass	Beaumont
73	Riverside	Pass	Beaumont
74	Riverside	Pass	Beaumont
75	Riverside	Pass	Beaumont
76	Riverside	Pass	Beaumont
77	Riverside	Pass	Beaumont
78	Riverside	Pass	Beaumont
79	Riverside	Pass	Beaumont
80	Riverside	Pass	Beaumont
81	Riverside	Pass	Beaumont
82	Riverside	Pass	Beaumont
83	Riverside	Pass	Beaumont
84	Riverside	Pass	Beaumont
85	Riverside	Pass	Beaumont
86	Riverside	Pass	Beaumont
87	Riverside	Pass	Beaumont
88	Riverside	Pass	Beaumont
89	Riverside	Pass	Beaumont
90	Riverside	Pass	Beaumont
91	Riverside	Pass	Beaumont
92	Riverside	Pass	Beaumont
93	Riverside	Pass	Beaumont
94	Riverside	Pass	Beaumont
95	Riverside	Pass	Beaumont
96	Riverside	Pass	Beaumont
97	Riverside	Pass	Beaumont
98	Riverside	Pass	Beaumont
99	Riverside	Pass	Beaumont
100	Riverside	Pass	Beaumont
101	Riverside	Pass	Beaumont
102	Riverside	Pass	Beaumont
103	Riverside	Pass	Beaumont
104	Riverside	Pass	Beaumont
105	Riverside	Pass	Beaumont
106	Riverside	Pass	Beaumont
107	Riverside	Pass	Beaumont
108	Riverside	Pass	Beaumont
109	Riverside	Pass	Beaumont
110	Riverside	Pass	Beaumont
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
2897	Riverside	Pass	Unincorporated
2898	Riverside	Pass	Unincorporated
2899	Riverside	Pass	Unincorporated
2900	Riverside	Pass	Unincorporated
2901	Riverside	Pass	Unincorporated
2902	Riverside	Pass	Unincorporated
2903	Riverside	Pass	Unincorporated
2904	Riverside	Pass	Unincorporated
2908	Riverside	Pass	Unincorporated
2909	Riverside	Pass	Unincorporated
2910	Riverside	Pass	Unincorporated
2911	Riverside	Pass	Unincorporated
2912	Riverside	Pass	Unincorporated
2913	Riverside	Pass	Unincorporated
2914	Riverside	Pass	Unincorporated
2915	Riverside	Pass	Unincorporated
2916	Riverside	Pass	Unincorporated
2917	Riverside	Pass	Unincorporated
2927	Riverside	Pass	Unincorporated
2939	Riverside	Pass	Unincorporated
2940	Riverside	Pass	Unincorporated
2941	Riverside	Pass	Unincorporated
2942	Riverside	Pass	Unincorporated
2943	Riverside	Pass	Unincorporated
2944	Riverside	Pass	Unincorporated
2945	Riverside	Pass	Unincorporated
2946	Riverside	Pass	Unincorporated
2947	Riverside	Pass	Unincorporated
2948	Riverside	Pass	Unincorporated
2949	Riverside	Pass	Unincorporated
2950	Riverside	Pass	Unincorporated
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
3217	Riverside	Pass	Unincorporated
3218	Riverside	Pass	Unincorporated
3219	Riverside	Pass	Unincorporated
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
963	Riverside	Southwest	Lake Elsinore
964	Riverside	Southwest	Lake Elsinore
965	Riverside	Southwest	Lake Elsinore
966	Riverside	Southwest	Lake Elsinore
967	Riverside	Southwest	Lake Elsinore
968	Riverside	Southwest	Lake Elsinore
969	Riverside	Southwest	Lake Elsinore
970	Riverside	Southwest	Lake Elsinore
971	Riverside	Southwest	Lake Elsinore
972	Riverside	Southwest	Lake Elsinore
973	Riverside	Southwest	Lake Elsinore
974	Riverside	Southwest	Lake Elsinore
975	Riverside	Southwest	Lake Elsinore
976	Riverside	Southwest	Lake Elsinore
977	Riverside	Southwest	Lake Elsinore
978	Riverside	Southwest	Lake Elsinore
979	Riverside	Southwest	Lake Elsinore
980	Riverside	Southwest	Lake Elsinore
981	Riverside	Southwest	Lake Elsinore
982	Riverside	Southwest	Lake Elsinore
983	Riverside	Southwest	Lake Elsinore
984	Riverside	Southwest	Lake Elsinore
985	Riverside	Southwest	Lake Elsinore
986	Riverside	Southwest	Lake Elsinore
987	Riverside	Southwest	Lake Elsinore
988	Riverside	Southwest	Lake Elsinore
989	Riverside	Southwest	Lake Elsinore
990	Riverside	Southwest	Lake Elsinore
991	Riverside	Southwest	Lake Elsinore
992	Riverside	Southwest	Lake Elsinore
993	Riverside	Southwest	Lake Elsinore
994	Riverside	Southwest	Lake Elsinore
995	Riverside	Southwest	Lake Elsinore
996	Riverside	Southwest	Lake Elsinore
997	Riverside	Southwest	Lake Elsinore
998	Riverside	Southwest	Lake Elsinore
999	Riverside	Southwest	Lake Elsinore
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
1018	Riverside	Southwest	Lake Elsinore
1019	Riverside	Southwest	Lake Elsinore
1020	Riverside	Southwest	Lake Elsinore
1021	Riverside	Southwest	Lake Elsinore
1022	Riverside	Southwest	Lake Elsinore
1023	Riverside	Southwest	Lake Elsinore
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1286	Riverside	Southwest	Murrieta
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TAZ	County	WRCOG Zone	City
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TAZ	County	WRCOG Zone	City
1531	Riverside	Southwest	Murrieta
1532	Riverside	Southwest	Murrieta
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1539	Riverside	Southwest	Murrieta
2208	Riverside	Southwest	Temecula
2209	Riverside	Southwest	Temecula
2210	Riverside	Southwest	Temecula
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2212	Riverside	Southwest	Temecula
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2222	Riverside	Southwest	Temecula
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2227	Riverside	Southwest	Temecula
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2240	Riverside	Southwest	Temecula
2241	Riverside	Southwest	Temecula
2242	Riverside	Southwest	Temecula
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2247	Riverside	Southwest	Temecula
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2255	Riverside	Southwest	Temecula
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2319	Riverside	Southwest	Temecula
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TAZ	County	WRCOG Zone	City
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3200	Riverside	Southwest	Unincorporated
3201	Riverside	Southwest	Unincorporated
3202	Riverside	Southwest	Unincorporated
3205	Riverside	Southwest	Unincorporated
3207	Riverside	Southwest	Unincorporated
3212	Riverside	Southwest	Unincorporated
3213	Riverside	Southwest	Unincorporated
3214	Riverside	Southwest	Unincorporated
3224	Riverside	Southwest	Unincorporated
3226	Riverside	Southwest	Unincorporated
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	Southwest	Wildomar
3265	Riverside	Southwest	Wildomar
3266	Riverside	Southwest	Wildomar
3267	Riverside	Southwest	Wildomar
3268	Riverside	Southwest	Wildomar
3269	Riverside	Southwest	Wildomar
3270	Riverside	Southwest	Wildomar
3271	Riverside	Southwest	Wildomar
3272	Riverside	Southwest	Wildomar
3273	Riverside	Southwest	Wildomar
3274	Riverside	Southwest	Wildomar
3275	Riverside	Southwest	Wildomar
3276	Riverside	Southwest	Wildomar
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3279	Riverside	Southwest	Wildomar
3280	Riverside	Southwest	Wildomar
3281	Riverside	Southwest	Wildomar
3282	Riverside	Southwest	Wildomar
3283	Riverside	Southwest	Wildomar
3284	Riverside	Southwest	Wildomar
3285	Riverside	Southwest	Wildomar
3286	Riverside	Southwest	Wildomar
3287	Riverside	Southwest	Wildomar
3288	Riverside	Southwest	Wildomar
3289	Riverside	Southwest	Wildomar
3290	Riverside	Southwest	Wildomar
3291	Riverside	Southwest	Wildomar
3292	Riverside	Southwest	Wildomar
3293	Riverside	Southwest	Wildomar
3294	Riverside	Southwest	Wildomar
3295	Riverside	Southwest	Wildomar
3296	Riverside	Southwest	Wildomar
3297	Riverside	Southwest	Wildomar
3298	Riverside	Southwest	Wildomar
3299	Riverside	Southwest	Wildomar

EXHIBIT I-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
170	Riverside	Outside TUMF Zones	Cathedral City
171	Riverside	Outside TUMF Zones	Cathedral City
172	Riverside	Outside TUMF Zones	Cathedral City
173	Riverside	Outside TUMF Zones	Cathedral City
174	Riverside	Outside TUMF Zones	Cathedral City
175	Riverside	Outside TUMF Zones	Cathedral City
176	Riverside	Outside TUMF Zones	Cathedral City
177	Riverside	Outside TUMF Zones	Cathedral City
178	Riverside	Outside TUMF Zones	Cathedral City
179	Riverside	Outside TUMF Zones	Cathedral City
180	Riverside	Outside TUMF Zones	Cathedral City
181	Riverside	Outside TUMF Zones	Cathedral City
182	Riverside	Outside TUMF Zones	Cathedral City
183	Riverside	Outside TUMF Zones	Cathedral City
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202	Riverside	Outside TUMF Zones	Cathedral City
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238	Riverside	Outside TUMF Zones	Cathedral City
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
246	Riverside	Outside TUMF Zones	Coachella
247	Riverside	Outside TUMF Zones	Coachella
248	Riverside	Outside TUMF Zones	Coachella
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250	Riverside	Outside TUMF Zones	Coachella
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252	Riverside	Outside TUMF Zones	Coachella
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257	Riverside	Outside TUMF Zones	Coachella
258	Riverside	Outside TUMF Zones	Coachella
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261	Riverside	Outside TUMF Zones	Coachella
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264	Riverside	Outside TUMF Zones	Coachella
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267	Riverside	Outside TUMF Zones	Coachella
268	Riverside	Outside TUMF Zones	Coachella
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270	Riverside	Outside TUMF Zones	Coachella
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272	Riverside	Outside TUMF Zones	Coachella
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289	Riverside	Outside TUMF Zones	Coachella
290	Riverside	Outside TUMF Zones	Coachella
291	Riverside	Outside TUMF Zones	Coachella
292	Riverside	Outside TUMF Zones	Coachella
293	Riverside	Outside TUMF Zones	Coachella
294	Riverside	Outside TUMF Zones	Coachella
295	Riverside	Outside TUMF Zones	Coachella
296	Riverside	Outside TUMF Zones	Coachella
297	Riverside	Outside TUMF Zones	Coachella
298	Riverside	Outside TUMF Zones	Coachella
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300	Riverside	Outside TUMF Zones	Coachella
301	Riverside	Outside TUMF Zones	Coachella
302	Riverside	Outside TUMF Zones	Coachella
303	Riverside	Outside TUMF Zones	Coachella
304	Riverside	Outside TUMF Zones	Coachella
305	Riverside	Outside TUMF Zones	Coachella
306	Riverside	Outside TUMF Zones	Coachella
307	Riverside	Outside TUMF Zones	Coachella
308	Riverside	Outside TUMF Zones	Coachella
309	Riverside	Outside TUMF Zones	Coachella
310	Riverside	Outside TUMF Zones	Coachella
311	Riverside	Outside TUMF Zones	Coachella
312	Riverside	Outside TUMF Zones	Coachella
313	Riverside	Outside TUMF Zones	Coachella
314	Riverside	Outside TUMF Zones	Coachella
315	Riverside	Outside TUMF Zones	Coachella
316	Riverside	Outside TUMF Zones	Coachella
317	Riverside	Outside TUMF Zones	Coachella
318	Riverside	Outside TUMF Zones	Coachella
319	Riverside	Outside TUMF Zones	Coachella
320	Riverside	Outside TUMF Zones	Coachella
321	Riverside	Outside TUMF Zones	Coachella
322	Riverside	Outside TUMF Zones	Coachella
323	Riverside	Outside TUMF Zones	Coachella
324	Riverside	Outside TUMF Zones	Coachella
325	Riverside	Outside TUMF Zones	Coachella
326	Riverside	Outside TUMF Zones	Coachella
327	Riverside	Outside TUMF Zones	Coachella
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
579	Riverside	Outside TUMF Zones	Desert Hot Springs
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
589	Riverside	Outside TUMF Zones	Desert Hot Springs
590	Riverside	Outside TUMF Zones	Desert Hot Springs
591	Riverside	Outside TUMF Zones	Desert Hot Springs
592	Riverside	Outside TUMF Zones	Desert Hot Springs
593	Riverside	Outside TUMF Zones	Desert Hot Springs
594	Riverside	Outside TUMF Zones	Desert Hot Springs
595	Riverside	Outside TUMF Zones	Desert Hot Springs
596	Riverside	Outside TUMF Zones	Desert Hot Springs
597	Riverside	Outside TUMF Zones	Desert Hot Springs
598	Riverside	Outside TUMF Zones	Desert Hot Springs
599	Riverside	Outside TUMF Zones	Desert Hot Springs
600	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
746	Riverside	Outside TUMF Zones	Indian Wells
747	Riverside	Outside TUMF Zones	Indian Wells
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
753	Riverside	Outside TUMF Zones	Indio
754	Riverside	Outside TUMF Zones	Indio
755	Riverside	Outside TUMF Zones	Indio
756	Riverside	Outside TUMF Zones	Indio
757	Riverside	Outside TUMF Zones	Indio
758	Riverside	Outside TUMF Zones	Indio
759	Riverside	Outside TUMF Zones	Indio
760	Riverside	Outside TUMF Zones	Indio
761	Riverside	Outside TUMF Zones	Indio
762	Riverside	Outside TUMF Zones	Indio
763	Riverside	Outside TUMF Zones	Indio
764	Riverside	Outside TUMF Zones	Indio
765	Riverside	Outside TUMF Zones	Indio
766	Riverside	Outside TUMF Zones	Indio
767	Riverside	Outside TUMF Zones	Indio
768	Riverside	Outside TUMF Zones	Indio
769	Riverside	Outside TUMF Zones	Indio
770	Riverside	Outside TUMF Zones	Indio
771	Riverside	Outside TUMF Zones	Indio
772	Riverside	Outside TUMF Zones	Indio
773	Riverside	Outside TUMF Zones	Indio
774	Riverside	Outside TUMF Zones	Indio
775	Riverside	Outside TUMF Zones	Indio
776	Riverside	Outside TUMF Zones	Indio
777	Riverside	Outside TUMF Zones	Indio
778	Riverside	Outside TUMF Zones	Indio
779	Riverside	Outside TUMF Zones	Indio
780	Riverside	Outside TUMF Zones	Indio
781	Riverside	Outside TUMF Zones	Indio
782	Riverside	Outside TUMF Zones	Indio
783	Riverside	Outside TUMF Zones	Indio
784	Riverside	Outside TUMF Zones	Indio
785	Riverside	Outside TUMF Zones	Indio
786	Riverside	Outside TUMF Zones	Indio
787	Riverside	Outside TUMF Zones	Indio
788	Riverside	Outside TUMF Zones	Indio
789	Riverside	Outside TUMF Zones	Indio
790	Riverside	Outside TUMF Zones	Indio
791	Riverside	Outside TUMF Zones	Indio
792	Riverside	Outside TUMF Zones	Indio
793	Riverside	Outside TUMF Zones	Indio
794	Riverside	Outside TUMF Zones	Indio
795	Riverside	Outside TUMF Zones	Indio
796	Riverside	Outside TUMF Zones	Indio
797	Riverside	Outside TUMF Zones	Indio
798	Riverside	Outside TUMF Zones	Indio
799	Riverside	Outside TUMF Zones	Indio
800	Riverside	Outside TUMF Zones	Indio
801	Riverside	Outside TUMF Zones	Indio
802	Riverside	Outside TUMF Zones	Indio
803	Riverside	Outside TUMF Zones	Indio
804	Riverside	Outside TUMF Zones	Indio
805	Riverside	Outside TUMF Zones	Indio
806	Riverside	Outside TUMF Zones	Indio
807	Riverside	Outside TUMF Zones	Indio
808	Riverside	Outside TUMF Zones	Indio
809	Riverside	Outside TUMF Zones	Indio
810	Riverside	Outside TUMF Zones	Indio
811	Riverside	Outside TUMF Zones	Indio
812	Riverside	Outside TUMF Zones	Indio
813	Riverside	Outside TUMF Zones	Indio
814	Riverside	Outside TUMF Zones	Indio
815	Riverside	Outside TUMF Zones	Indio
816	Riverside	Outside TUMF Zones	Indio
817	Riverside	Outside TUMF Zones	Indio
818	Riverside	Outside TUMF Zones	Indio
819	Riverside	Outside TUMF Zones	Indio
820	Riverside	Outside TUMF Zones	Indio
821	Riverside	Outside TUMF Zones	Indio
822	Riverside	Outside TUMF Zones	Indio
823	Riverside	Outside TUMF Zones	Indio
824	Riverside	Outside TUMF Zones	Indio
825	Riverside	Outside TUMF Zones	Indio
826	Riverside	Outside TUMF Zones	Indio
827	Riverside	Outside TUMF Zones	Indio
828	Riverside	Outside TUMF Zones	Indio
829	Riverside	Outside TUMF Zones	Indio
830	Riverside	Outside TUMF Zones	Indio
831	Riverside	Outside TUMF Zones	Indio
832	Riverside	Outside TUMF Zones	Indio
833	Riverside	Outside TUMF Zones	Indio
834	Riverside	Outside TUMF Zones	Indio
835	Riverside	Outside TUMF Zones	Indio
836	Riverside	Outside TUMF Zones	Indio
837	Riverside	Outside TUMF Zones	Indio
838	Riverside	Outside TUMF Zones	Indio
839	Riverside	Outside TUMF Zones	Indio
840	Riverside	Outside TUMF Zones	Indio
841	Riverside	Outside TUMF Zones	Indio
904	Riverside	Outside TUMF Zones	La Quinta
905	Riverside	Outside TUMF Zones	La Quinta
906	Riverside	Outside TUMF Zones	La Quinta
907	Riverside	Outside TUMF Zones	La Quinta
908	Riverside	Outside TUMF Zones	La Quinta
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910	Riverside	Outside TUMF Zones	La Quinta
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912	Riverside	Outside TUMF Zones	La Quinta
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915	Riverside	Outside TUMF Zones	La Quinta
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919	Riverside	Outside TUMF Zones	La Quinta
920	Riverside	Outside TUMF Zones	La Quinta
921	Riverside	Outside TUMF Zones	La Quinta
922	Riverside	Outside TUMF Zones	La Quinta
923	Riverside	Outside TUMF Zones	La Quinta
924	Riverside	Outside TUMF Zones	La Quinta
925	Riverside	Outside TUMF Zones	La Quinta
926	Riverside	Outside TUMF Zones	La Quinta
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930	Riverside	Outside TUMF Zones	La Quinta
931	Riverside	Outside TUMF Zones	La Quinta
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933	Riverside	Outside TUMF Zones	La Quinta
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935	Riverside	Outside TUMF Zones	La Quinta
936	Riverside	Outside TUMF Zones	La Quinta
937	Riverside	Outside TUMF Zones	La Quinta
1569	Riverside	Outside TUMF Zones	Palm Desert
1570	Riverside	Outside TUMF Zones	Palm Desert
1571	Riverside	Outside TUMF Zones	Palm Desert
1572	Riverside	Outside TUMF Zones	Palm Desert
1573	Riverside	Outside TUMF Zones	Palm Desert
1574	Riverside	Outside TUMF Zones	Palm Desert
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1600	Riverside	Outside TUMF Zones	Palm Desert
1601	Riverside	Outside TUMF Zones	Palm Desert
1602	Riverside	Outside TUMF Zones	Palm Desert
1603	Riverside	Outside TUMF Zones	Palm Desert
1604	Riverside	Outside TUMF Zones	Palm Desert
1605	Riverside	Outside TUMF Zones	Palm Desert
1606	Riverside	Outside TUMF Zones	Palm Desert
1607	Riverside	Outside TUMF Zones	Palm Desert
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TAZ	County	WRCOG Zone	City
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TAZ	County	WRCOG Zone	City
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3053	Riverside	Outside TUMF Zones	Unincorporated
3054	Riverside	Outside TUMF Zones	Unincorporated
3055	Riverside	Outside TUMF Zones	Unincorporated
3056	Riverside	Outside TUMF Zones	Unincorporated
3057	Riverside	Outside TUMF Zones	Unincorporated
3058	Riverside	Outside TUMF Zones	Unincorporated
3059	Riverside	Outside TUMF Zones	Unincorporated
3060	Riverside	Outside TUMF Zones	Unincorporated
3061	Riverside	Outside TUMF Zones	Unincorporated
3062	Riverside	Outside TUMF Zones	Unincorporated
3063	Riverside	Outside TUMF Zones	Unincorporated
3064	Riverside	Outside TUMF Zones	Unincorporated
3065	Riverside	Outside TUMF Zones	Unincorporated
3066	Riverside	Outside TUMF Zones	Unincorporated
3067	Riverside	Outside TUMF Zones	Unincorporated
3068	Riverside	Outside TUMF Zones	Unincorporated
3069	Riverside	Outside TUMF Zones	Unincorporated
3070	Riverside	Outside TUMF Zones	Unincorporated
3071	Riverside	Outside TUMF Zones	Unincorporated
3072	Riverside	Outside TUMF Zones	Unincorporated
3073	Riverside	Outside TUMF Zones	Unincorporated
3074	Riverside	Outside TUMF Zones	Unincorporated
3075	Riverside	Outside TUMF Zones	Unincorporated
3076	Riverside	Outside TUMF Zones	Unincorporated
3077	Riverside	Outside TUMF Zones	Unincorporated
3078	Riverside	Outside TUMF Zones	Unincorporated
3079	Riverside	Outside TUMF Zones	Unincorporated
3080	Riverside	Outside TUMF Zones	Unincorporated
3081	Riverside	Outside TUMF Zones	Unincorporated
3082	Riverside	Outside TUMF Zones	Unincorporated
3083	Riverside	Outside TUMF Zones	Unincorporated
3084	Riverside	Outside TUMF Zones	Unincorporated
3085	Riverside	Outside TUMF Zones	Unincorporated
3086	Riverside	Outside TUMF Zones	Unincorporated
3087	Riverside	Outside TUMF Zones	Unincorporated
3088	Riverside	Outside TUMF Zones	Unincorporated
3089	Riverside	Outside TUMF Zones	Unincorporated
3090	Riverside	Outside TUMF Zones	Unincorporated
3107	Riverside	Outside TUMF Zones	Unincorporated
3139	Riverside	Outside TUMF Zones	Unincorporated
3140	Riverside	Outside TUMF Zones	Unincorporated
3141	Riverside	Outside TUMF Zones	Unincorporated
3142	Riverside	Outside TUMF Zones	Unincorporated
3143	Riverside	Outside TUMF Zones	Unincorporated
3144	Riverside	Outside TUMF Zones	Unincorporated
3151	Riverside	Outside TUMF Zones	Unincorporated
3153	Riverside	Outside TUMF Zones	Unincorporated
3154	Riverside	Outside TUMF Zones	Unincorporated
3155	Riverside	Outside TUMF Zones	Unincorporated
3162	Riverside	Outside TUMF Zones	Unincorporated
3163	Riverside	Outside TUMF Zones	Unincorporated
3165	Riverside	Outside TUMF Zones	Unincorporated
3166	Riverside	Outside TUMF Zones	Unincorporated
3167	Riverside	Outside TUMF Zones	Unincorporated
3168	Riverside	Outside TUMF Zones	Unincorporated
3169	Riverside	Outside TUMF Zones	Unincorporated
3170	Riverside	Outside TUMF Zones	Unincorporated
3171	Riverside	Outside TUMF Zones	Unincorporated
3172	Riverside	Outside TUMF Zones	Unincorporated
3173	Riverside	Outside TUMF Zones	Unincorporated
3175	Riverside	Outside TUMF Zones	Unincorporated
3178	Riverside	Outside TUMF Zones	Unincorporated
3179	Riverside	Outside TUMF Zones	Unincorporated
3180	Riverside	Outside TUMF Zones	Unincorporated
3181	Riverside	Outside TUMF Zones	Unincorporated
3182	Riverside	Outside TUMF Zones	Unincorporated
3184	Riverside	Outside TUMF Zones	Unincorporated
3208	Riverside	Outside TUMF Zones	Unincorporated
3209	Riverside	Outside TUMF Zones	Unincorporated
3210	Riverside	Outside TUMF Zones	Unincorporated
3211	Riverside	Outside TUMF Zones	Unincorporated
3215	Riverside	Outside TUMF Zones	Unincorporated

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
3338	Orange	Outside TUMF Zones
3339	Orange	Outside TUMF Zones
3340	Orange	Outside TUMF Zones
3341	Orange	Outside TUMF Zones
3342	Orange	Outside TUMF Zones
3343	Orange	Outside TUMF Zones
3344	Orange	Outside TUMF Zones
3345	Orange	Outside TUMF Zones
3346	Orange	Outside TUMF Zones
3347	Orange	Outside TUMF Zones
3348	Orange	Outside TUMF Zones
3349	Orange	Outside TUMF Zones
3350	Orange	Outside TUMF Zones
3351	Orange	Outside TUMF Zones
3352	Orange	Outside TUMF Zones
3353	Orange	Outside TUMF Zones
3354	Orange	Outside TUMF Zones
3355	Orange	Outside TUMF Zones
3356	Orange	Outside TUMF Zones
3357	Orange	Outside TUMF Zones
3358	Orange	Outside TUMF Zones
3359	Orange	Outside TUMF Zones
3360	Orange	Outside TUMF Zones
3361	Orange	Outside TUMF Zones
3362	Orange	Outside TUMF Zones
3363	Orange	Outside TUMF Zones
3364	Orange	Outside TUMF Zones
3365	Orange	Outside TUMF Zones
3366	Orange	Outside TUMF Zones
3367	Orange	Outside TUMF Zones
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
3389	San Bernardino	Outside TUMF Zones
3390	San Bernardino	Outside TUMF Zones
3391	San Bernardino	Outside TUMF Zones
3392	San Bernardino	Outside TUMF Zones
3393	San Bernardino	Outside TUMF Zones
3394	San Bernardino	Outside TUMF Zones
3395	San Bernardino	Outside TUMF Zones
3396	San Bernardino	Outside TUMF Zones
3397	San Bernardino	Outside TUMF Zones
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
3411	San Bernardino	Outside TUMF Zones
3412	San Bernardino	Outside TUMF Zones
3413	San Bernardino	Outside TUMF Zones
3414	San Bernardino	Outside TUMF Zones
3415	San Bernardino	Outside TUMF Zones
3416	San Bernardino	Outside TUMF Zones
3417	San Bernardino	Outside TUMF Zones
3418	San Bernardino	Outside TUMF Zones
3419	San Bernardino	Outside TUMF Zones
3420	San Bernardino	Outside TUMF Zones
3421	San Bernardino	Outside TUMF Zones
3422	San Bernardino	Outside TUMF Zones
3423	San Bernardino	Outside TUMF Zones
3424	San Bernardino	Outside TUMF Zones
3425	San Bernardino	Outside TUMF Zones
3426	San Bernardino	Outside TUMF Zones
3427	San Bernardino	Outside TUMF Zones
3428	San Bernardino	Outside TUMF Zones
3429	San Bernardino	Outside TUMF Zones
3430	San Bernardino	Outside TUMF Zones
3431	San Bernardino	Outside TUMF Zones
3432	San Bernardino	Outside TUMF Zones
3433	San Bernardino	Outside TUMF Zones
3434	San Bernardino	Outside TUMF Zones
3435	San Bernardino	Outside TUMF Zones
3436	San Bernardino	Outside TUMF Zones
3437	San Bernardino	Outside TUMF Zones
3438	San Bernardino	Outside TUMF Zones
3439	San Bernardino	Outside TUMF Zones
3440	San Bernardino	Outside TUMF Zones
3441	San Bernardino	Outside TUMF Zones
3442	San Bernardino	Outside TUMF Zones
3443	San Bernardino	Outside TUMF Zones
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
3451	San Bernardino	Outside TUMF Zones
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

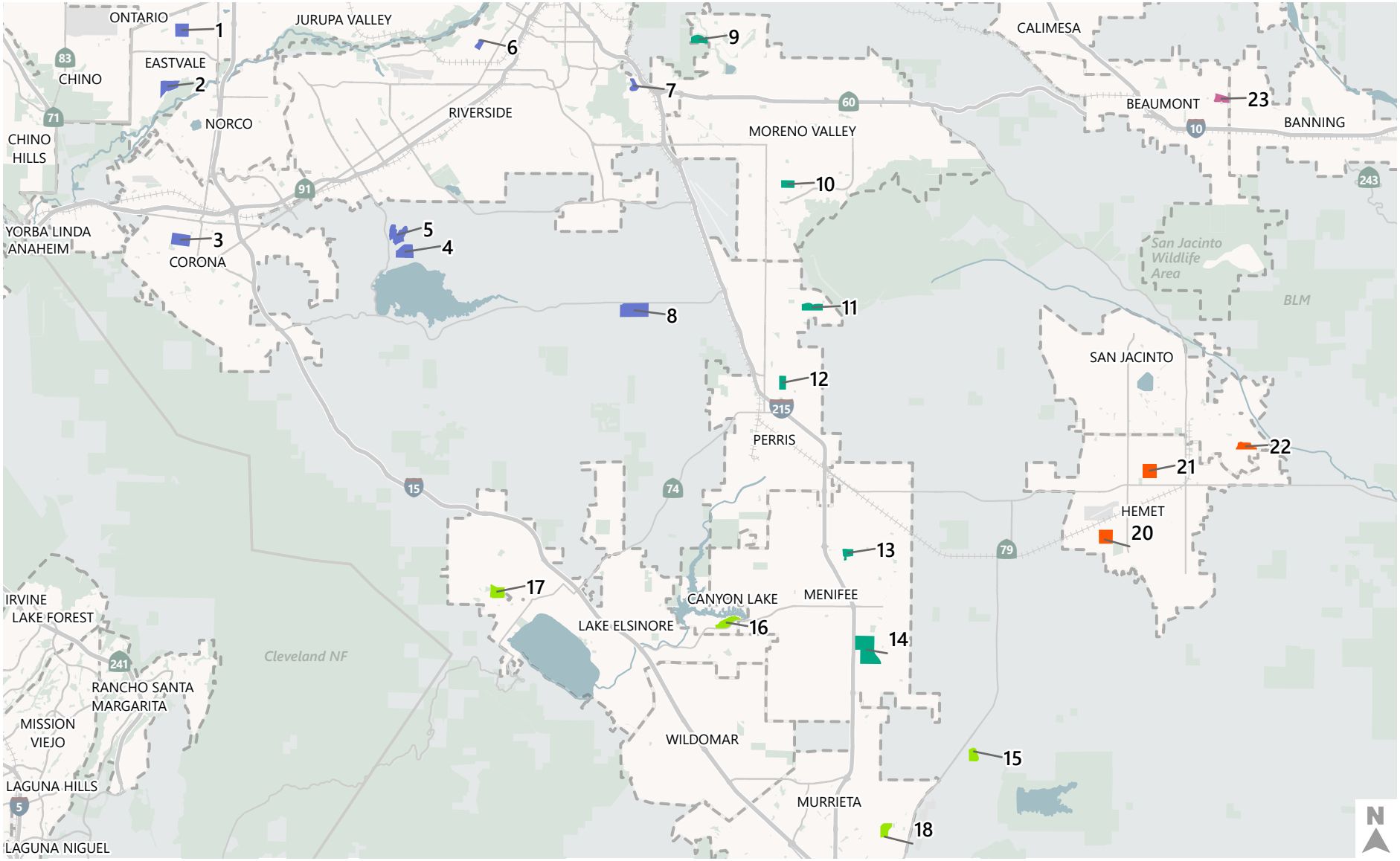
In addition to visual representations of the data, statistical analysis was performed to obtain the correlation between the variables to daily vehicle trips and to determine the regression equations.

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

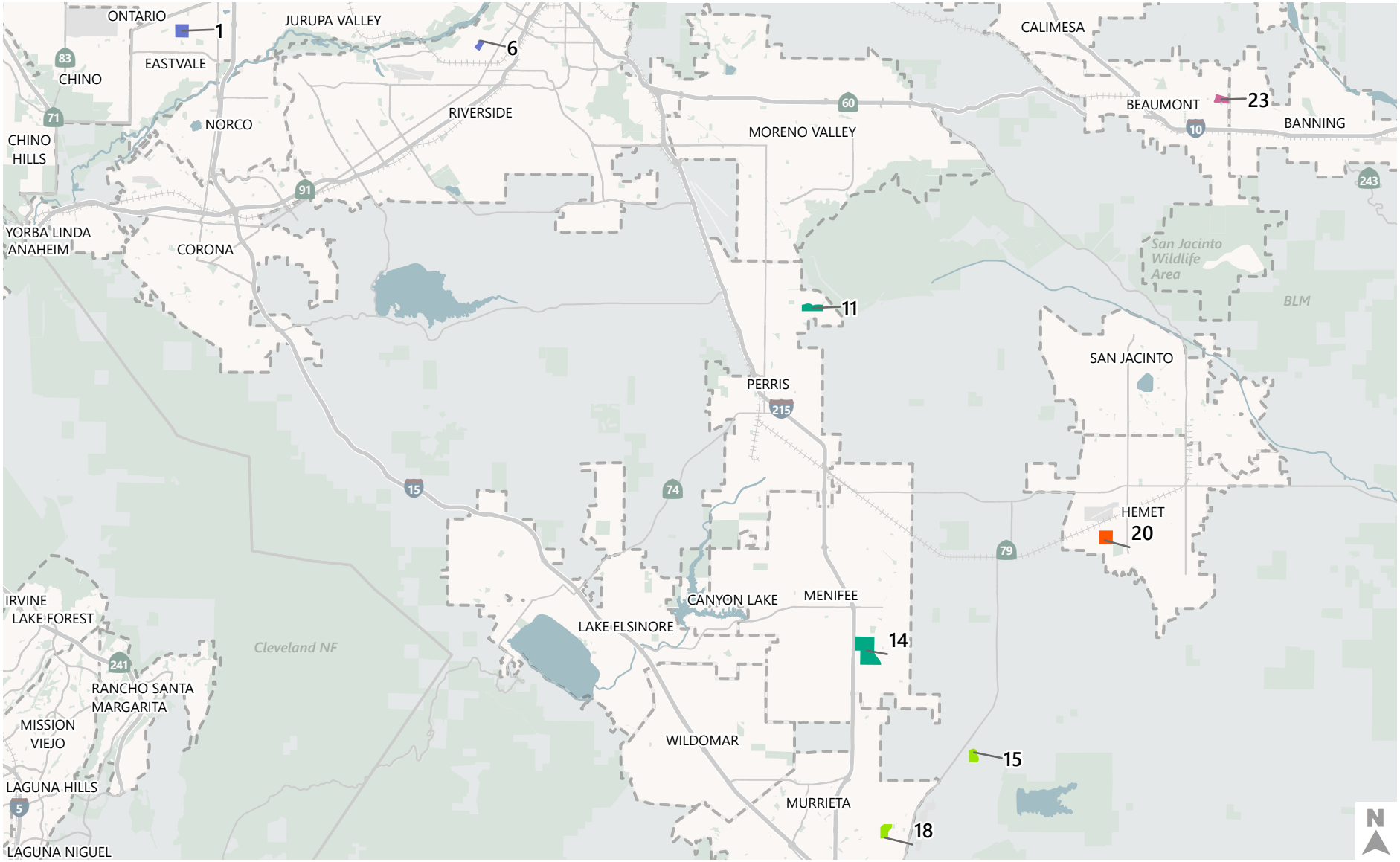
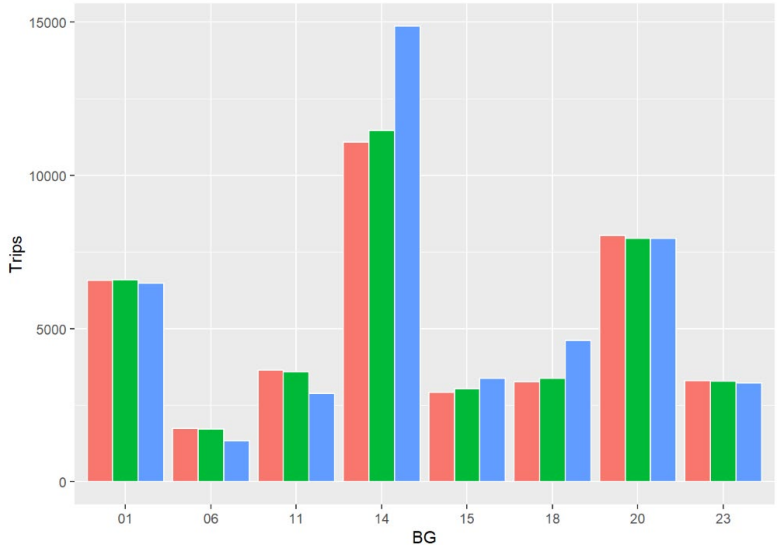


Figure 2

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

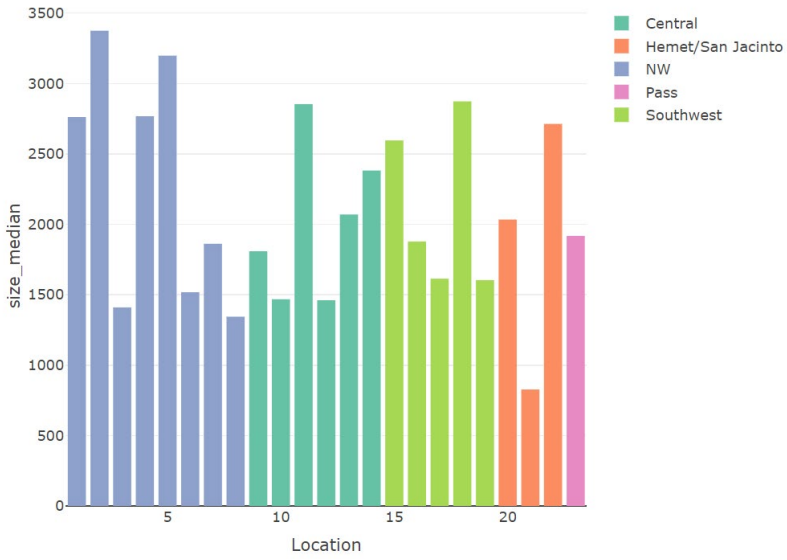


Figure 5 – Average Persons per Household

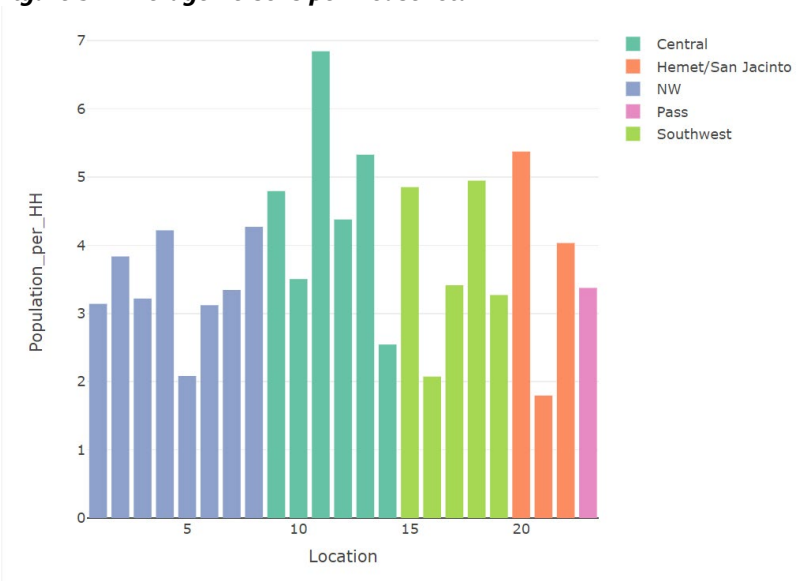


Figure 6 – Average Children per Household

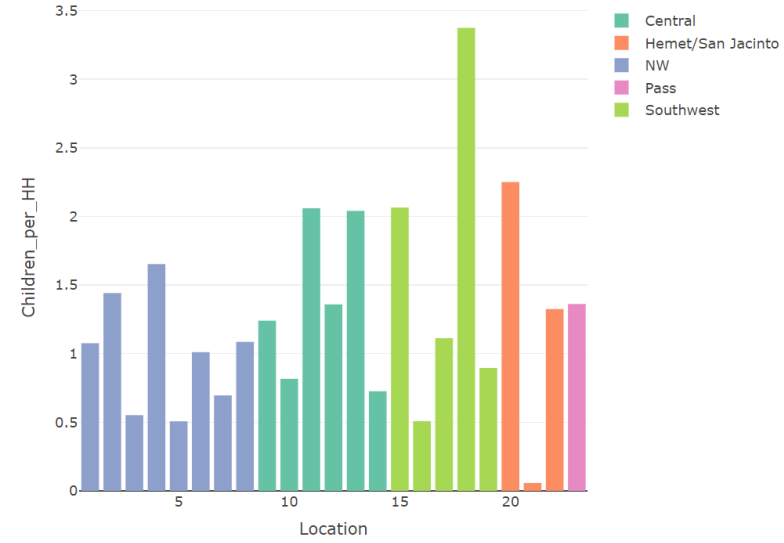


Figure 7 – Average Workers per Household

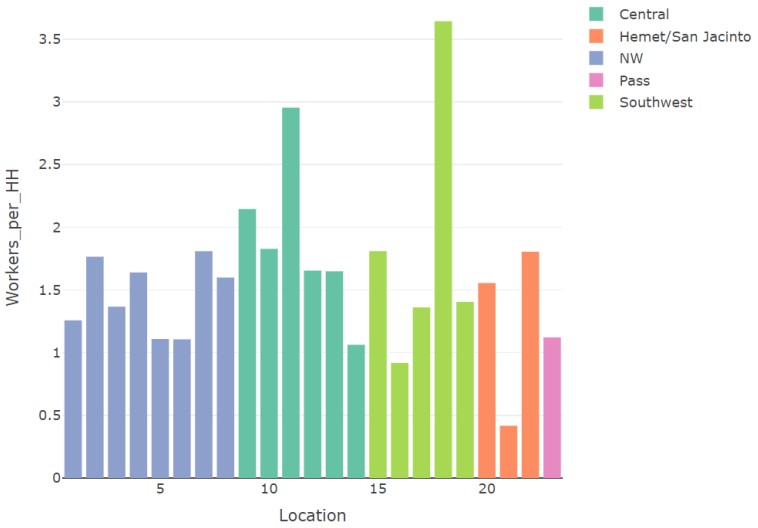


Figure 8 – Median Cost per Square Foot

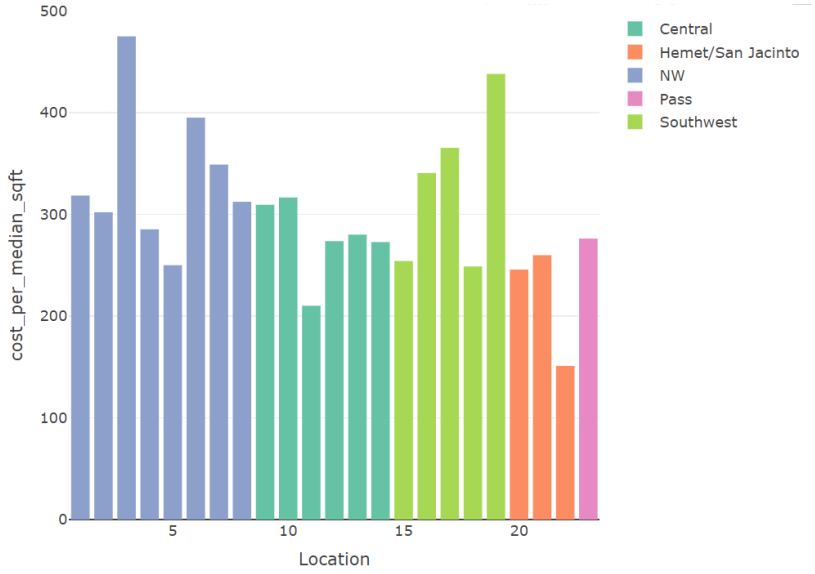


Figure 9 – Daily Vehicle Trips per Median Square Footage

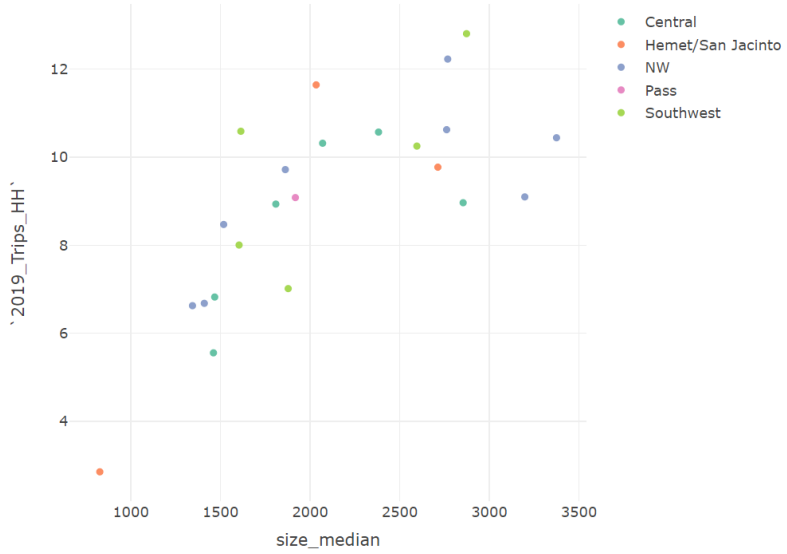


Figure 10 – Daily Vehicle Trips per Average Persons per Household

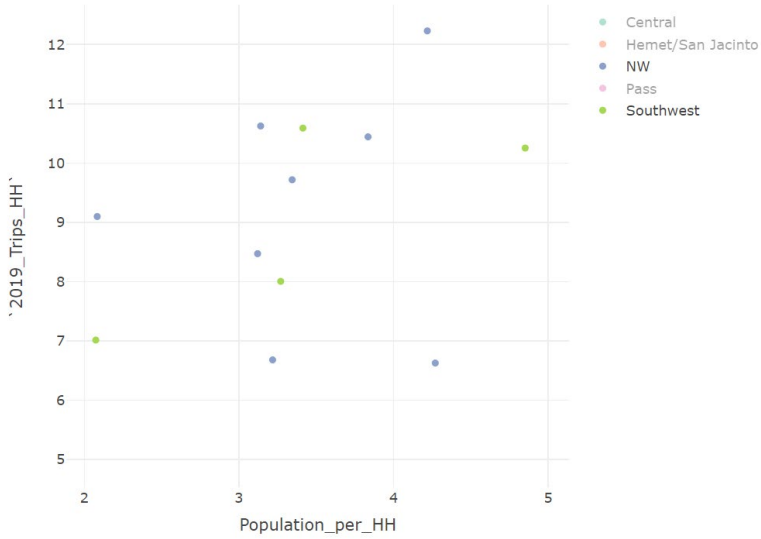


Figure 11 – Daily Vehicle Trips per Average Children per Household

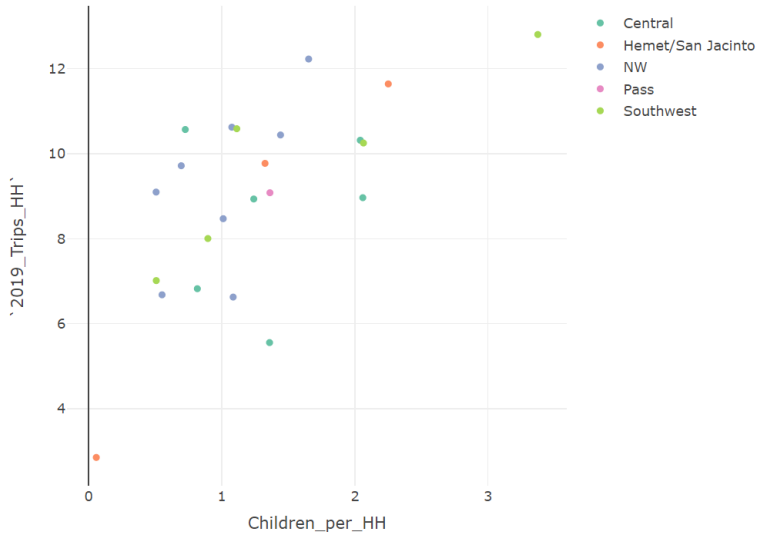


Figure 12 – Daily Vehicle Trips per Average Workers per Household

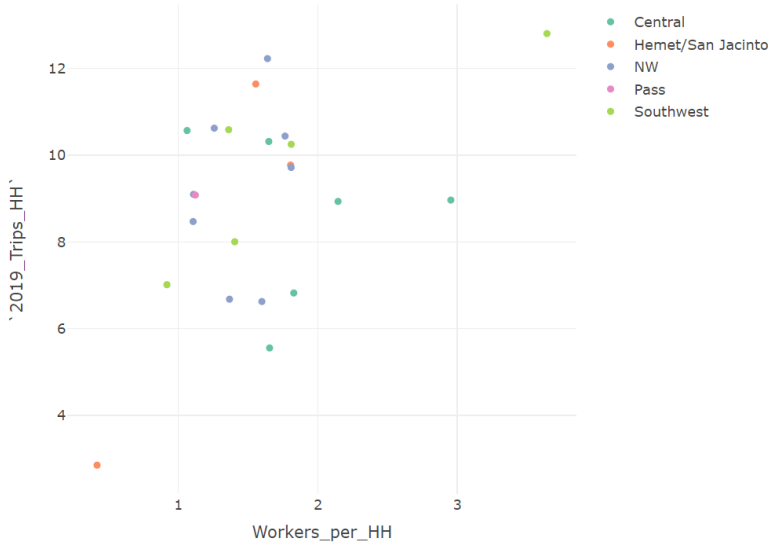


Figure 13 – Daily Vehicle Trips per Median Cost per Square Foot

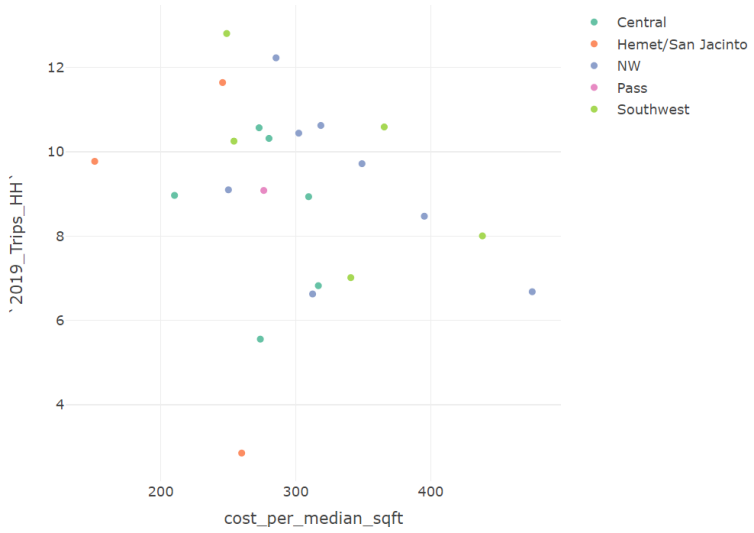


Figure 14 – Correlation Matrix for All Variables

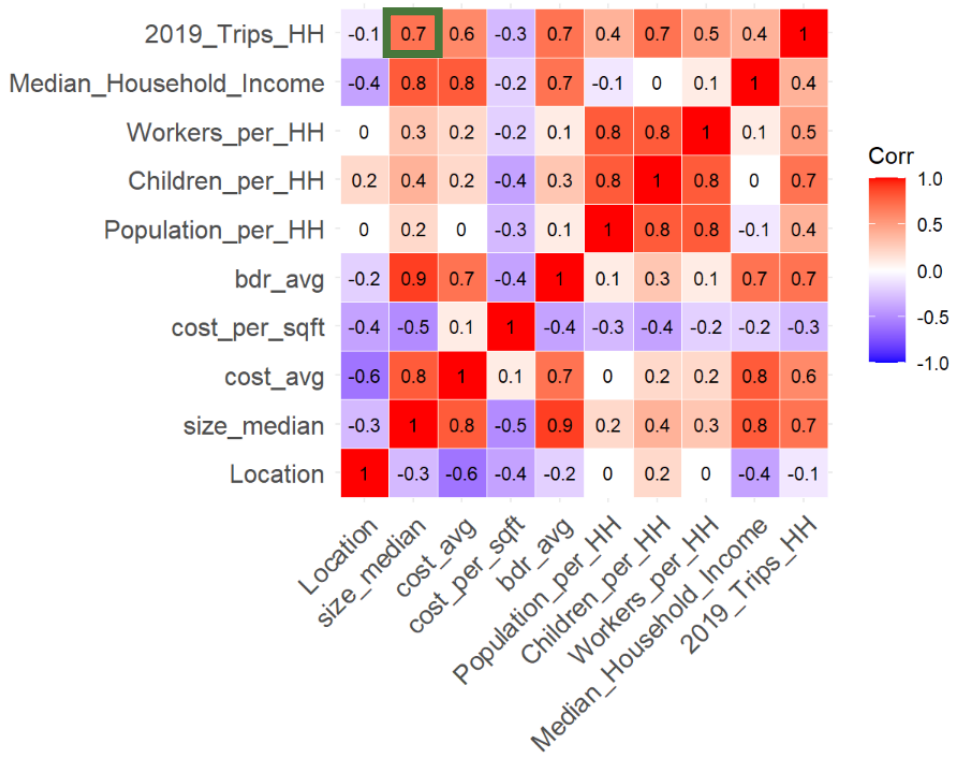


Table 1: Residential Home Data and Sources

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 l 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**.

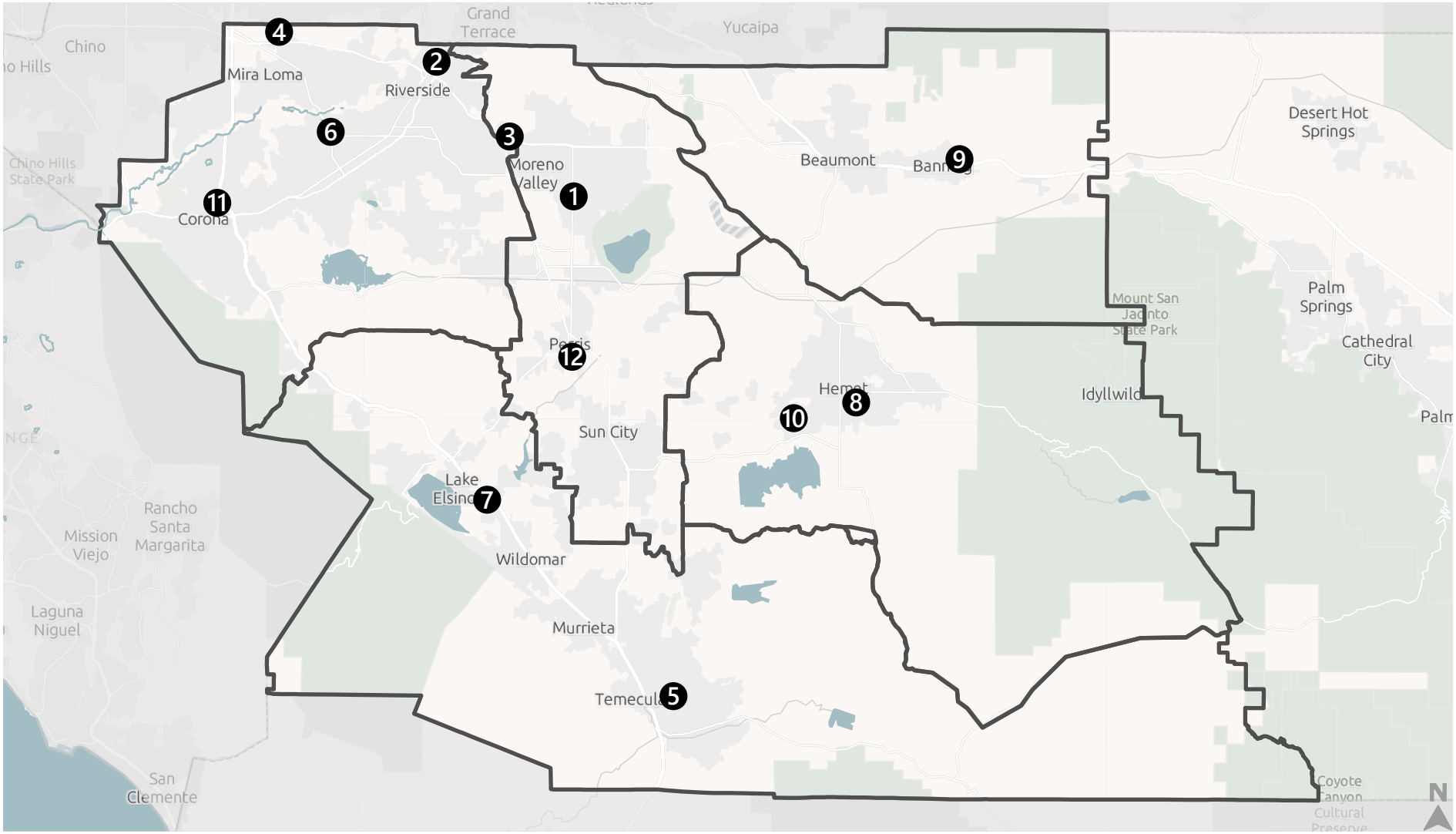


Figure 1

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 TIME	IN 1	2	3	4	5	TOTAL	PM Time	IN 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	OUT						PM	OUT					
TIME	1	2	3	4	5	TOTAL	Time	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

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						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	6	0	0	0	0	6
0:15	1	0	0	0	0	1	12:15	6	0	0	0	0	6
0:30	1	0	0	0	0	1	12:30	4	0	0	0	0	4
0:45	2	0	0	0	0	2	12:45	7	1	0	0	0	8
1:00	1	0	0	0	0	1	13:00	7	0	0	0	0	7
1:15	1	0	0	0	0	1	13:15	7	0	0	0	0	7
1:30	1	0	0	0	0	1	13:30	8	0	0	0	0	8
1:45	1	0	0	0	0	1	13:45	10	0	0	0	0	10
2:00	0	0	0	0	0	0	14:00	8	0	0	0	0	8
2:15	3	0	0	0	0	3	14:15	6	1	0	0	0	7
2:30	0	0	0	0	0	0	14:30	17	1	0	0	0	18
2:45	0	0	0	0	0	0	14:45	8	0	0	0	0	8
3:00	0	0	0	0	0	0	15:00	11	0	0	0	0	11
3:15	1	0	0	0	0	1	15:15	5	0	0	0	0	5
3:30	1	0	0	0	0	1	15:30	16	0	0	0	0	16
3:45	3	0	0	0	0	3	15:45	22	0	0	0	0	22
4:00	0	0	0	0	0	0	16:00	10	0	0	0	0	10
4:15	1	0	0	0	0	1	16:15	9	2	0	0	0	11
4:30	3	0	0	0	0	3	16:30	14	0	0	0	0	14
4:45	2	0	0	0	0	2	16:45	11	0	0	0	0	11
5:00	1	0	0	0	0	1	17:00	10	0	0	0	0	10
5:15	0	0	0	0	0	0	17:15	12	0	0	0	0	12
5:30	2	0	0	0	0	2	17:30	17	0	0	0	0	17
5:45	3	0	0	0	0	3	17:45	11	0	0	0	0	11
6:00	4	0	0	0	0	4	18:00	5	0	0	0	0	5
6:15	1	3	0	0	0	4	18:15	7	0	0	0	0	7
6:30	0	0	0	0	0	0	18:30	15	0	0	0	0	15
6:45	2	1	0	0	0	3	18:45	13	0	0	0	0	13
7:00	4	2	0	0	0	6	19:00	8	0	0	0	0	8
7:15	4	3	0	0	0	7	19:15	9	0	0	0	0	9
7:30	4	0	0	0	0	4	19:30	9	0	0	0	0	9
7:45	5	0	0	0	0	5	19:45	8	0	0	0	0	8
8:00	5	0	0	0	0	5	20:00	6	0	0	0	0	6
8:15	11	0	0	0	0	11	20:15	10	0	0	0	0	10
8:30	7	0	0	0	0	7	20:30	4	0	0	0	0	4
8:45	6	0	0	0	0	6	20:45	7	0	0	0	0	7
9:00	4	0	0	0	0	4	21:00	4	0	0	0	0	4
9:15	4	0	0	0	0	4	21:15	2	0	0	0	0	2
9:30	1	0	0	0	0	1	21:30	6	0	0	0	0	6
9:45	2	1	0	0	0	3	21:45	8	0	0	0	0	8
10:00	1	0	0	0	0	1	22:00	3	0	0	0	0	3
10:15	6	1	0	0	0	7	22:15	5	0	0	0	0	5
10:30	8	0	0	0	0	8	22:30	5	0	0	0	0	5
10:45	1	0	0	0	0	1	22:45	3	0	0	0	0	3
11:00	4	1	0	0	0	5	23:00	1	0	0	0	0	1
11:15	2	0	1	0	0	3	23:15	5	0	0	0	0	5
11:30	2	0	0	0	0	2	23:30	0	0	0	0	0	0
11:45	10	1	1	0	0	12	23:45	0	0	0	0	0	0
TOTAL	128	13	2	0	0	143	TOTAL	385	5	0	0	0	390

AM PEAK HOUR	8:00 AM
AM PEAK VOLUME	29

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 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	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

	1	2	3	4	5	TOTAL
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

	1	2	3	4	5	TOTAL
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

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 VOLUME	0

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

	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	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	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

	1	2	3	4	5	TOTAL
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 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	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

	1	2	3	4	5	
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						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	8	0	0	0	0	8
0:15	3	0	0	0	0	3	12:15	8	0	0	0	0	8
0:30	1	0	0	0	0	1	12:30	3	0	0	0	0	3
0:45	1	0	0	0	0	1	12:45	5	0	0	0	0	5
1:00	0	0	0	0	0	0	13:00	7	0	0	0	0	7
1:15	4	0	0	0	0	4	13:15	4	0	0	0	0	4
1:30	0	0	0	0	0	0	13:30	7	0	0	0	0	7
1:45	1	0	0	0	0	1	13:45	2	0	0	0	0	2
2:00	1	0	0	0	0	1	14:00	9	0	0	0	0	9
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	14	0	0	0	0	14
2:45	1	0	0	0	0	1	14:45	8	0	0	0	0	8
3:00	0	0	0	0	0	0	15:00	2	0	0	0	0	2
3:15	0	0	0	0	0	0	15:15	1	0	0	0	0	1
3:30	3	0	0	0	0	3	15:30	3	0	0	0	0	3
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	1	0	0	0	0	1	16:15	9	0	0	0	0	9
4:30	1	0	0	0	0	1	16:30	7	0	0	0	0	7
4:45	0	0	0	0	0	0	16:45	13	0	0	0	0	13
5:00	0	0	0	0	0	0	17:00	8	1	0	0	0	9
5:15	0	0	0	0	0	0	17:15	12	0	0	0	0	12
5:30	3	0	0	0	0	3	17:30	7	0	0	0	0	7
5:45	3	0	0	0	0	3	17:45	11	0	0	0	0	11
6:00	0	0	0	0	0	0	18:00	14	0	0	0	0	14
6:15	0	0	0	0	0	0	18:15	6	0	0	0	0	6
6:30	2	0	0	0	0	2	18:30	3	0	0	0	0	3
6:45	0	0	0	0	0	0	18:45	13	0	0	0	0	13
7:00	12	0	0	0	0	12	19:00	14	0	0	0	0	14
7:15	7	0	0	0	0	7	19:15	10	0	0	0	0	10
7:30	4	0	0	0	0	4	19:30	2	0	0	0	0	2
7:45	8	0	0	0	0	8	19:45	8	0	0	0	0	8
8:00	3	0	0	0	0	3	20:00	3	0	0	0	0	3
8:15	6	0	0	0	0	6	20:15	4	0	0	0	0	4
8:30	6	0	0	1	0	7	20:30	4	0	0	0	0	4
8:45	7	0	0	0	0	7	20:45	7	0	0	0	0	7
9:00	5	0	0	0	0	5	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	5	0	0	0	0	5	21:30	3	0	0	0	0	3
9:45	3	2	0	0	0	5	21:45	3	0	0	0	0	3
10:00	2	0	0	0	0	2	22:00	2	0	0	0	0	2
10:15	3	2	0	0	0	5	22:15	2	0	0	0	0	2
10:30	5	0	0	0	0	5	22:30	6	0	0	0	0	6
10:45	4	0	0	0	0	4	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	3	0	0	0	0	3	23:15	1	0	0	0	0	1
11:30	7	0	0	0	0	7	23:30	3	0	0	0	0	3
11:45	3	0	0	0	0	3	23:45	2	0	0	0	0	2
TOTAL	127	4	0	1	0	132	TOTAL	292	1	0	0	0	293

AM PEAK HOUR	7:00 AM
AM PEAK VOLUME	31

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 HOUR	3:15 PM
AM PEAK VOLUME	55	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	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	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

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 HOUR	3:30 PM
AM PEAK VOLUME	37	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

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

	1	2	3	4	5	TOTAL
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	OUT					
TIME	1	2	3	4	5	TOTAL
0:00	1	0	0	0	0	1
0:15	1	0	0	0	0	1
0:30	2	0	0	0	0	2
0:45	2	0	0	0	0	2
1:00	0	0	0	0	0	0
1:15	1	0	0	0	0	1
1:30	0	0	0	0	0	0
1:45	0	0	0	0	0	0
2:00	0	0	0	0	0	0
2:15	0	0	0	0	0	0
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	0	0	0	0	0	0
3:30	0	0	0	0	0	0
3:45	3	0	0	0	0	3
4:00	1	0	0	0	0	1
4:15	1	0	0	0	0	1
4:30	0	0	0	0	0	0
4:45	0	0	0	0	0	0
5:00	2	0	0	0	0	2
5:15	1	0	0	0	0	1
5:30	2	0	0	0	0	2
5:45	1	0	0	0	0	1
6:00	6	0	0	0	0	6
6:15	3	0	0	0	0	3
6:30	3	0	0	0	0	3
6:45	14	0	0	0	0	14
7:00	20	0	0	0	0	20
7:15	18	0	0	0	0	18
7:30	26	0	0	0	0	26
7:45	11	0	0	0	0	11
8:00	6	0	0	0	0	6
8:15	5	0	0	0	0	5
8:30	8	0	0	0	0	8
8:45	8	0	0	0	0	8
9:00	5	0	0	0	0	5
9:15	2	0	0	0	0	2
9:30	5	0	0	0	0	5
9:45	6	0	0	0	0	6
10:00	5	0	0	0	0	5
10:15	0	0	0	0	0	0
10:30	3	0	0	0	0	3
10:45	7	1	0	0	0	8
11:00	8	1	0	0	0	9
11:15	5	0	0	0	0	5
11:30	4	0	0	0	0	4
11:45	5	1	0	0	0	6
TOTAL	201	3	0	0	0	204

AM PEAK HOUR	6:45 AM
AM PEAK VOLUME	78

PM	OUT					
Time	1	2	3	4	5	TOTAL
12:00	4	0	0	0	0	4
12:15	8	0	0	0	0	8
12:30	7	2	0	0	0	9
12:45	7	0	0	0	0	7
13:00	8	0	0	0	0	8
13:15	9	0	0	0	0	9
13:30	13	0	0	0	0	13
13:45	7	0	0	0	0	7
14:00	14	0	0	0	0	14
14:15	13	0	0	0	0	13
14:30	4	0	0	0	0	4
14:45	6	0	0	0	0	6
15:00	6	0	0	0	0	6
15:15	8	0	0	0	0	8
15:30	9	0	0	0	0	9
15:45	11	0	0	0	0	11
16:00	8	0	0	0	0	8
16:15	6	0	0	0	0	6
16:30	4	0	0	0	0	4
16:45	7	0	0	0	0	7
17:00	12	0	0	0	0	12
17:15	6	0	0	0	0	6
17:30	11	0	0	0	0	11
17:45	6	0	0	0	0	6
18:00	3	0	0	0	0	3
18:15	3	0	0	0	0	3
18:30	8	0	0	0	0	8
18:45	8	0	0	0	0	8
19:00	4	0	0	0	0	4
19:15	4	0	0	0	0	4
19:30	4	0	0	0	0	4
19:45	3	0	0	0	0	3
20:00	5	0	0	0	0	5
20:15	5	0	0	0	0	5
20:30	5	0	0	0	0	5
20:45	3	0	0	0	0	3
21:00	5	0	0	0	0	5
21:15	5	0	0	0	0	5
21:30	4	0	0	0	0	4
21:45	2	0	0	0	0	2
22:00	1	0	0	0	0	1
22:15	2	0	0	0	0	2
22:30	4	0	0	0	0	4
22:45	1	0	0	0	0	1
23:00	0	0	0	0	0	0
23:15	7	0	0	0	0	7
23:30	1	0	0	0	0	1
23:45	1	0	0	0	0	1
TOTAL	282	2	0	0	0	284

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

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

	1	2	3	4	5	TOTAL
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	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	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

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	IN						PM	IN					
TIME	1	2	3	4	5	TOTAL	Time	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 TIME	OUT 1	2	3	4	5	TOTAL	PM Time	OUT 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

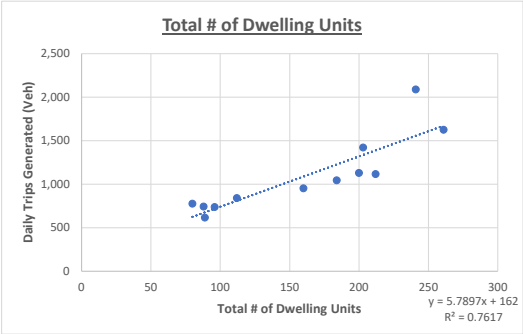
TOTAL: AM+PM	2,079	23	3	0	0	2,105
% OF TOTAL	98.8%	1.1%	0.1%	0.0%	0.0%	100.0%
AM PEAK	277	0	0	0	0	277
PM PEAK	125	0	0	0	0	125

Appendix B: Apartment Characteristics

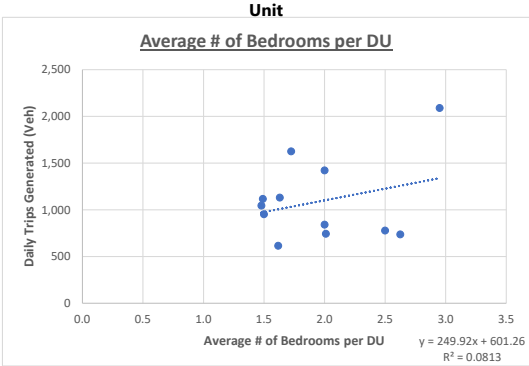
Study Site #	TUMF Zone	Name	Address	Phone #	Apartment Website	# of Apartment Style								Apartment Size (Sq. Ft.)							
						Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms	Total # of DUs	Total # of Bedrooms	Average # Bedrooms per DU	Studio	One Bedroom	Two Bedrooms	Three Bedrooms	Four 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

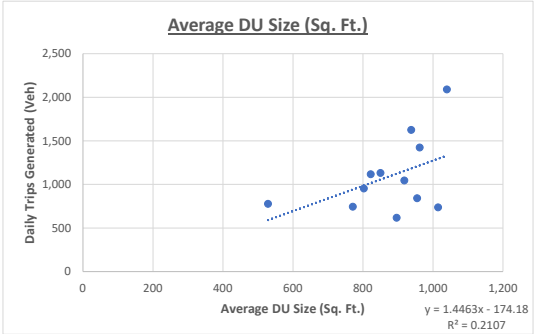
Daily Trip Generation by # of Dwelling Units in Complex



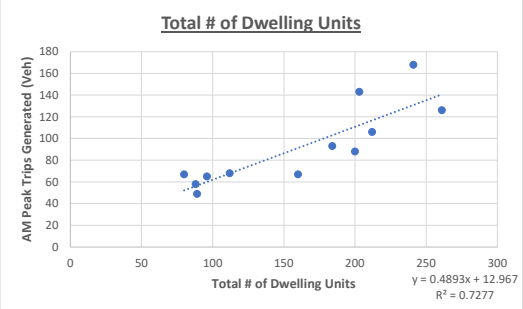
Daily Trip Generation by Average # of Bedrooms Per Dwelling Unit



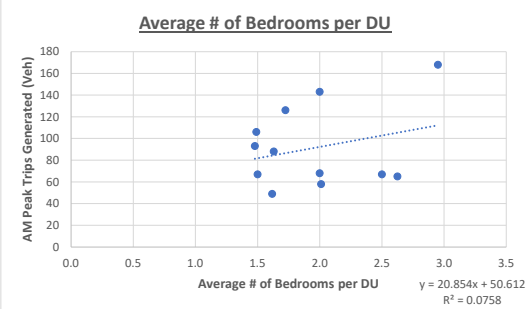
Daily Trip Generation by Average Size of Dwelling Unit



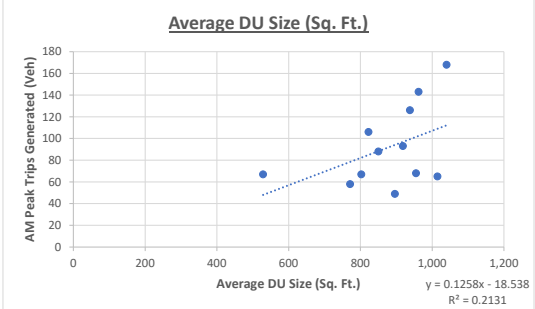
AM Peak Trip Generation by # of Dwelling Units in Complex



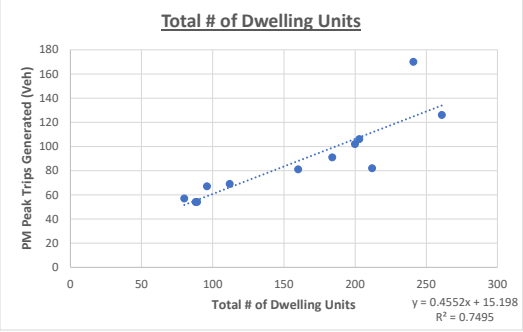
AM Peak Trip Generation by Average # of Bedrooms Per Dwelling Unit



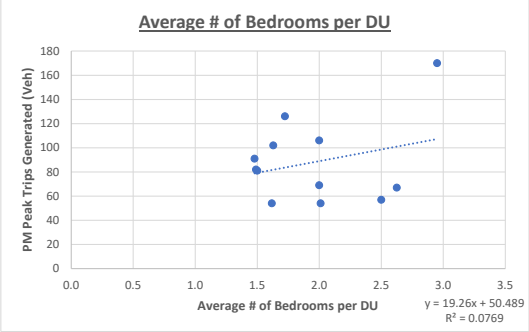
AM Peak Trip Generation by Average Size of Dwelling Unit



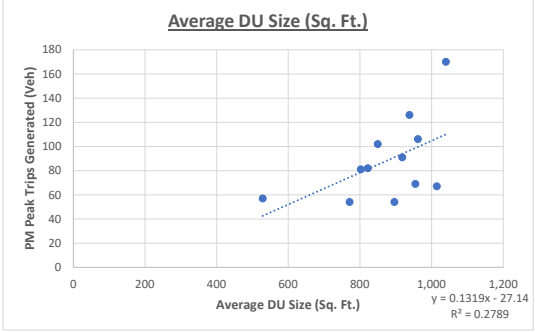
PM Peak Trip Generation by # of Dwelling Units in Complex



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)
	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									
Industrial	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 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									
Retail	General Commercial	12,978	17,023	0.76									
	Median			**1.95**			Median	*448.5*	**2.23**	Median	*500.0*	**2.00**	**2.00**
	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							
Service	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/Civic	3.00	Government Offices	208					
Government/Public Sector					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.

CITY OF WILDOMAR
MEETING (CCR)
PUBLIC HEARING
Agenda Staff Report # 2.2
Meeting Date: March 12, 2025

SUBJECT: City of Wildomar Vacancy Report and Recruitment and Retention Efforts

SUBMITTED BY: Emily Wolf

ACTION:
Receive and file.

SUMMARY:

AB 2561 requires public agencies, including the City of Wildomar (City), to hold at least one public hearing per fiscal year to discuss vacancies and recruitment and retention efforts. This report discusses the City's legal obligations under AB 2561, which took effect January 1, 2025.

BACKGROUND:

AB 2561 was introduced to address the issue of job vacancies in local government, which adversely affects the delivery of public services and employee workload. Among other requirements, the bill mandates that public agencies present the status of vacancies and recruitment and retention efforts during a public hearing before the agency's governing body at least once per fiscal year.

In compliance with the new legal obligations, the City is required to do the following:

- Public Hearing: At least once each fiscal year, at a public hearing before the City Council, City staff shall present information regarding the status of vacancies and recruitment and retention efforts and identify any necessary changes to policies, procedures, and recruitment activities that may lead to removing obstacles in the hiring process. If the City Council adopts an annual or multiyear budget during the fiscal year, this presentation must occur prior to the City Council's adoption of the final budget for the City.

- Employee Organization Participation: Allow the recognized employee organization for each bargaining unit at the City to make presentations during the public hearing concerning vacancies and recruitment and retention efforts, however, there are currently no bargaining units at the City of Wildomar.

- Additional Reporting for High Vacancy Rates: If vacancies within a single bargaining unit meet or exceed 20% of authorized full-time positions in that bargaining unit, upon request of the recognized employee organization for that bargaining unit, the City must provide additional information during the public hearing, including the following: (1) the

total number of vacancies; (2) the number of applicants; (3) the average time to fill positions; and (4) opportunities to improve compensation and working conditions for employees in the bargaining unit.

DISCUSSION:

Vacancies

On January 1, 2023, the City employed 30 full-time staff members. During the year, five employees voluntarily separated their employment with the City. One separation was for retirement, while the other four left to pursue other positions. On January 1, 2024, the City employed 32 full-time staff members. During the year, three more employees left to pursue positions at different public agencies and one retired.

During the 2024 calendar year, the City's highest vacancy rate reached 13.3%, with the average annual vacancy rate of 6.2%. There were a total of 15 vacancies created during the calendar year and 13 positions filled. 10 of the vacancies were created due to newly budgeted positions, 1 was created from an internal promotion, 1 was created from an involuntary separation due to the employee being a temporary employee, 1 was due to a retirement and 2 were due to voluntary separation.

Please note the number of vacancies created and the number of positions filled will rarely match. Some of the positions filled in the 2024 calendar year are from vacancies created in calendar year 2023, there are ongoing recruitments that will be filled in 2025, and there are vacancies that have yet to have the recruitment process started.

Recruitment and Retention Obstacles

Three items were identified as potential obstacles for recruitment and retention. The first is pay. The current salaries assigned to each classification were significantly below the median range in the market for the majority of their counterparts in nearby cities. Second was the cost of medical insurance. The cost of medical insurance has increased significantly year over year since the pandemic, resulting in hundreds of dollars in out-of-pocket premiums for family coverage. The third obstacle is the length of time it takes to fill a vacancy compared to the private sector. The public sector recruitment process takes an average of 100 days, or a little over 14 weeks, while the private sector averages 4-6 weeks.

Pay

City Council recognized there was a trend forming and quickly took action to ensure the City of Wildomar was not becoming a training ground to bring people in and then lose them to another agency. Not only is significant time and training committed to each employee, but the financial impact is estimated to cost between one-half and two times the departing employee's annual salary. On December 11, 2024, after an extensive compensation study was completed, the City Council approved a three-phased approach to bring staff pay to a level that is comparable to other local public agencies. Not only did this provide an incentive for current staff to continue their hard work and dedication to the City, it also provided an incentive to qualified candidates to apply to the City of Wildomar.

Medical Premiums

CalPERS rates for medical premiums increased 13% or more for Plan Year 2024 and an additional 9% on average for 2025. For the 2024 Plan Year, City Council approved an increase to the health benefit allotment to assist with the increase passed on through CalPERS. Council again responded to the 2025 increases approving an additional health

benefit allotment to employees who are providing coverage to one or more dependents. This additional amount was a redistribution of unused health benefit allotment funds already budgeted for the year. Staff will continue to review benefit offerings on a biennial basis.

Time to Hire
Hiring in the public sector typically takes longer than in the private sector due to a more rigorous and structured process, including detailed application requirements, extensive background checks, multiple layers of review, and a need to ensure transparency and fairness in selecting candidates, often involving panel interviews and adherence to strict regulations. Public sector hiring is subject to greater scrutiny, requiring documentation of the decision-making process and justification of the chosen candidate. Unlike private companies that might expedite hiring for urgent needs, public sector agencies often have less flexibility to deviate from standard procedures. This process can be frustrating for candidates, particularly those new to applying to jobs in the public sector.

In order to address the lengthy process, the recruiting team, including the Human Resources staff and the hiring manager of the department with the vacancy, will develop a tentative timeline prior to opening the recruitment. Key dates for the recruitment will be included in the job posting, including the closing date and estimated date for first interviews, as well as an anticipated start date. This timeline, as well as continued weekly communication, will help to keep the candidates informed and engaged.

FISCAL IMPACT:

This is a report of vacancies and recruitment and retention efforts for calendar year 2024. No additional recommendations are being presented at this time, therefore there is no fiscal impact.

ATTACHMENTS:
AB 2561 Text
Vacancy Report Presentation

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Assembly Bill No. 2561

CHAPTER 409

An act to add Section 3502.3 to the Government Code, relating to public employment.

[Approved by Governor September 22, 2024. Filed with Secretary of State September 22, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2561, McKinnor. Local public employees: vacant positions.

Existing law, the Meyers-Milias-Brown Act (act), authorizes local public employees, as defined, to form, join, and participate in the activities of employee organizations of their own choosing for the purpose of representation on matters of labor relations. The act requires the governing body of a public agency to meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations and to consider fully presentations that are made by the employee organization on behalf of its members before arriving at a determination of policy or course of action.

This bill would, as specified, require a public agency to present the status of vacancies and recruitment and retention efforts at a public hearing at least once per fiscal year, and would entitle the recognized employee organization to present at the hearing. If the number of job vacancies within a single bargaining unit meets or exceeds 20% of the total number of authorized full-time positions, the bill would require the public agency, upon request of the recognized employee organization, to include specified information during the public hearing. By imposing new duties on local public agencies, the bill would impose a state-mandated local program. The bill would also include related legislative findings.

The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement shall be made pursuant to these statutory provisions for costs mandated by the state pursuant to this act, but would recognize that a local agency or school district may pursue any available remedies to seek reimbursement for these costs.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares as follows:

(a) Job vacancies in local government are a widespread and significant problem for the public sector affecting occupations across wage levels and educational requirements.

(b) High job vacancies impact public service delivery and the workers who are forced to handle heavier workloads, with understaffing leading to burnout and increased turnover that further exacerbate staffing challenges.

(c) There is a statewide interest in ensuring that public agency operations are appropriately staffed and that high vacancy rates do not undermine public employee labor relations.

SEC. 2. Section 3502.3 is added to the Government Code, to read:

3502.3. (a) (1) A public agency shall present the status of vacancies and recruitment and retention efforts during a public hearing before the governing board at least once per fiscal year.

(2) If the governing board will be adopting an annual or multiyear budget during the fiscal year, the presentation shall be made prior to the adoption of the final budget.

(3) During the hearing, the public agency shall identify any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process.

(b) The recognized employee organization for a bargaining unit shall be entitled to make a presentation at the public hearing at which the public agency presents the status of vacancies and recruitment and retention efforts for positions within that bargaining unit.

(c) If the number of job vacancies within a single bargaining unit meets or exceeds 20 percent of the total number of authorized full-time positions, the public agency shall, upon request of the recognized employee organization, include all of the following information during the public hearing:

(1) The total number of job vacancies within the bargaining unit.

(2) The total number of applicants for vacant positions within the bargaining unit.

(3) The average number of days to complete the hiring process from when a position is posted.

(4) Opportunities to improve compensation and other working conditions.

(d) This section shall not prevent the governing board from holding additional public hearings about vacancies.

(e) The provisions of this section are severable. If any provision of this section or its application is held invalid, the invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(f) For purposes of this section, “recognized employee organization” has the same meaning as defined in subdivision (a) of Section 3501.

SEC. 3. The Legislature finds and declares that Section 2 of this act, which adds Section 3502.3 to the Government Code, furthers, within the

meaning of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the purposes of that constitutional section as it relates to the right of public access to the meetings of local public bodies or the writings of local public officials and local agencies. Pursuant to paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the Legislature makes the following findings:

It is in the public interest, and it furthers the purposes of paragraph (7) of subdivision (b) of Section (3) of Article I of the California Constitution, to ensure that information concerning public agency employment is available to the public.

SEC. 4. No reimbursement shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code for costs mandated by the state pursuant to this act. It is recognized, however, that a local agency or school district may pursue any remedies to obtain reimbursement available to it under Part 7 (commencing with Section 17500) and any other law.

O

Vacancy and Recruitment and Retention Report for Calendar 2024

Presented by
Emily Wolf
Human Resources
& Risk Manager

Agenda

- AB 2561
- City-Wide Information
  - Workforce Information
  - Vacancy Information
  - Recruitment Information
  - Hiring Obstacles
  - Retention Information
- Point-in-Time Snapshot

AB 2561 – Local Public Employees: Vacant Positions

Status of vacancies, recruitment and retention efforts

Public hearing at least once per fiscal year

Union may present at the hearing

Bargaining unit vacancy 20% or more union can request additional info be presented at the public hearing

Additional Information

The total number of job vacancies within the bargaining unit.

The total number of applicants for vacant positions within the bargaining unit.

The average number of days to complete the hiring process from when a position is posted.

Opportunities to improve compensation and other working conditions.

Workforce Information

- Total Budgeted Full-Time Positions: 47
- Total Vacancies Created: 15
- New Positions: 10
- Promotions: 1
- Retirements: 1
- Voluntary Separation: 2
- Involuntary Separation: 1

Vacancy Information

2024	# of Vacancies Created	# of Vacancies Filled	# of Remaining Vacancies	# of Budgeted FTEs	% of Vacancies
January	1	2	2	45	4.4%
February	3	0	5	45	11.1%
March	1	1	5	45	11.1%
April	1	0	6	45	13.3%
May	2	4	4	45	8.9%
June	2	3	3	45	6.7%
July	0	2	1	47	2.1%
August	0	0	1	47	2.1%
September	0	0	1	47	2.1%
October	0	0	1	47	2.1%
November	0	1	0	47	0.0%
December	5	0	5	47	10.6%

Vacancy Information

- Average % of Vacancies at the End of Each Month: **6.2%**
- Highest % of Vacancies at the End of a Month: **13.3%**
- Lowest % of Vacancies at the End of a Month: **0.0%**

Recruitment Information

Total # of Vacancies Filled During 2024: 13

# of Vacancies Filled by Existing Eligibility List: **1**

- Average # of Calendar Days to Fill Vacancies: **17**

# of Vacancies Filled by Open Recruitment: **10**

- Average # of Calendar Days to Fill Vacancies: **108**

# of Vacancies Filled by Internal Recruitment: 2

- Average # of Calendar Days to Fill Vacancies: **19**

Hiring Obstacles

Obstacles	Solutions
Salary	Council has already approved a 3-phased approach to bring all positions to median salary within the market area.
Health Benefit Allotment	Continue to review benefit offerings on a biennial basis.
Time to complete recruitment	HR will outline the recruitment timeline and include key dates in the job posting so candidates know what to expect.

Retention Information

- Total # of Vacancies Created During 2024: **15**

- Newly Budgeted Positions: **10**
- Internal Promotion: **1**
- Internal Transfer: **0**
- Retirement: **1**
- Involuntary Separation: **1**
- Voluntary Separation: **2**

  - Annual Staffing Turnover Rate: **4%**
  - Average Turnover Rate for Public Employees in California: **3.3%**

Vacancy Information
Single Point-in-Time Snapshot

December 31, 2024

	# of Vacancies	# of Budgeted FTEs	% of Vacancies
All Employees	5	47	10.6%

Salary as % of Budget

	FY 23/24
Total Expenditures	$30,803,207
Total Salary	$ 3,395,808
Salary as % of Total Expenditures	11.02%
General Fund	$10,041,717
Salary from General Fund	$ 2,437,562
Salary as % of General Fund Expenditures	24.27%

Salary as % of Budget

FY 23/24

	Salary as % of Total Expenditures	Salary as % of General Fund Expenditures
Temecula	18%	22%
Perris	14%	17%
Lake Elsinore		17%

Questions?

SUBJECT: Biennial Budget Workshop - Draft General Government Budgets

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Discuss and receive comments from the public regarding the draft budgets for General Government

SUMMARY:
Review of Draft Budgets for General Government for FY2025-26 and FY2026-27.

BACKGROUND:

DISCUSSION:
The City of Wildomar is in the process of developing the Biennial Operating Budget, which covers the period of fiscal years 2025-26 and 2026-27. The Budget is the most important document the City produces on a regular basis as it provides the legal basis for funding services, programs, and projects.

This year's budget program began with a workshop on the City's priorities and goals over the next budget cycle. Based on input from the public and the City Council, five priorities were established. Using these priorities, various City goals were established for the budget cycle. Using these goals, the departments then developed their own objectives in furtherance of the City goals. The costs of achieving these goals will then be incorporated into the department budgets.

The meeting tonight is a continuation of the process of encouraging input from the public in the development of the City's Budget. Now that the goals are finalized, the departments categorized under General Government are presenting their draft budgets that accommodate the costs of fulfilling those goals and maintaining City operations.

FISCAL IMPACT:
This is only a discussion to give staff direction on setting goals for the FY2025/26 & FY2026/27 Biennial Budget. The final Budget Adoption will not occur until June 11th, 2025. Until the budget is adopted, there is no fiscal impact.

ATTACHMENTS:
Draft FY2026 & FY2027 General Goverment Budgets

FY2026 & FY2027 General Government Budget Workshop Presentation.pdf

City of Wildomar

Biennial Budget Draft

FY 2025-26 & FY 2026-27

General Government

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CITY OF WILDOMAR
General Fund - Revenue
Proposed Biennial Budget
FY 2025-26 & FY 2026-27

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	2026-27 Budget
General Fund					
3220	Cannabis Application Fee	$ 50,000	$ 72,900	$ 20,000	$ 20,000
3221	Cannabis Regulatory Fee	-	142,700	142,000	142,000
3225	Cannabis Sales Tax	309,331	320,000	350,000	350,000
	TOTAL CANNABIS REVENUE (100)	**359,331**	**535,600**	**512,000**	**512,000**
3100	Sales & Use Tax	2,709,471	2,730,000	2,757,300	2,784,900
	Sales & Use Taxes	**2,709,471**	**2,730,000**	**2,757,300**	**2,784,900**
3104	RPTTF Pass-Through	297,402	206,400	216,700	225,400
3105	Property Tax-Secured	5,032,288	5,175,100	5,433,900	5,651,300
3106	Property Tax-Unsecured	258,100	278,700	292,600	304,300
3107	Property Tax-Prior Year	189,447	177,800	186,700	194,200
3108	Property Tax-HOPTR	38,931	42,800	44,900	46,700
3109	Property Tax-Supplemental, SBE	252,203	134,900	141,600	147,300
3110	Real Property Transfer Tax	227,558	215,700	226,500	235,600
3113	Property Tax - Misc Adjustments	1,537	1,100	1,200	1,200
	Property Taxes	**6,297,466**	**6,232,500**	**6,544,100**	**6,806,000**
3120	Franchise Fee-Solid Waste	374,291	460,000	500,000	515,000
3121	Franchise Fee-Electricity	421,518	420,000	440,000	450,000
3122	Franchise Fee-Gas	144,858	120,000	120,000	120,000
3123	Franchise Fee Cable-Charter	154,821	180,000	185,000	190,000
3124	Franchise Fee-Telecomm-Frontier	52,478	100,000	110,000	120,000
	Franchise Fees	**1,147,966**	**1,280,000**	**1,355,000**	**1,395,000**
	TOTAL TAXES & CANNABIS REVENUE	**10,514,233**	**10,778,100**	**11,168,400**	**11,497,900**

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CITY OF WILDOMAR
General Fund - Expenditure Summary
Proposed Biennial Budget
FY 2025-26 & FY 2026-27

Fund	FY 2023-24 Actuals	FY 2024-25 Mid-Year Budget	Proposed FY2025-26 Budget	Proposed FY2026-27 Budget
100 General Fund				
General Government				
City Council	$ 166,381	$ 335,000	$ 330,800	$ 330,800
City Manager	366,533	509,300	373,900	382,300
City Clerk	320,554	564,700	368,000	412,800
City Attorney	259,986	312,000	324,000	336,000
Economic Development	295,057	357,600	416,400	420,300
Administrative Services	848,287	994,500	1,145,000	1,145,800
Human Resources	276,297	294,900	309,600	324,400
Risk Management	-	-	542,500	621,000
IT Services	338,697	312,900	451,700	378,600
Community Services	284,945	415,500	436,700	415,100
O'Brien Park	2,057	-	-	-
Windsong Park	420	-	-	-
Ball Fields	16,647	24,100	20,700	19,300
Malaga Park	(70)	-	-	-
11 Acre Park	600	1,500	4,000	4,000
27 Acre Park	1,600	5,500	7,000	28,200
20 Acre Park	5,166	41,400	25,600	26,500
Non-Departmental	1,172,415	1,766,800	615,500	313,700
Facilities	-	-	271,100	304,300
General Government Total	**4,355,572**	**5,935,700**	**5,642,500**	**5,463,100**

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2025-26 & 2026-27 Departmental Budget

City Council

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4110-51005	Stipends	$ 24,011	$ 52,700	$ 76,500	$ 76,500
100-4110-51150	PERS Retirement	2,241	6,700	8,700	8,700
100-4110-51160	Medicare	276	800	1,100	1,100
100-4110-51164	SUI	83	-	-	-
100-4110-51200	Medical Ins.	31,089	96,100	96,600	96,600
100-4110-51201	Dental Ins.	3,880	9,400	9,400	9,400
100-4110-51202	Vision Ins.	439	1,100	1,100	1,100
100-4110-51204	Life Ins.	603	1,100	600	600
100-4110-51208	Other Ins Premium Including Armadacare ($4,600/Month)	62,890	43,500	56,700	56,700
	Total Salary and Benefits	**125,512**	**211,400**	**250,700**	**250,700**
100-4110-52012	Supplies	3,084	4,500	4,000	4,000
100-4110-52015	Postage Mailing	20	100	100	100
100-4110-52020	Legal Notices	382	-	500	500
100-4110-52025	Community Promotion	-	20,000	-	-
100-4110-52100	Memberships/Dues	-	1,000	1,000	1,000
100-4110-52105	Meetings/Conferences	7,496	12,000	15,500	15,500
100-4110-52110	Training	110	15,000	2,500	2,500
100-4110-52113	Travel	2,957	10,000	10,000	10,000
100-4110-52115	Professional & Contractual Service	22,892	40,000	40,000	40,000
100-4110-52117	Legal Services	-	10,000	-	-
100-4110-53020	Telephone	-	1,500	-	-
100-4110-53028	Communications	3,753	2,000	4,000	4,000
100-4110-58110	Hardware/Software	174	7,500	2,500	2,500
	Total Other Expenditures	**40,868**	**123,600**	**80,100**	**80,100**
Total	**City Council - 4110**	**$ 166,381**	**$ 335,000**	**$ 330,800**	**$ 330,800**

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2025-26 & 2026-27 Departmental Budget Detail

Department: **City Council - 4110**
Fund Number: General Fund - 100
Other Expenditures

			Proposed 2025-26	Proposed 2026-27
100-4110-52012	Supplies *(Employee Apparel $500 ea. plus $1500 Misc)*		$ 4,000	$ 4,000
100-4110-52015	Postage Mailing		100	100
100-4110-52020	Legal Notices		500	500
100-4110-52100	Memberships/Dues		1,000	1,000
100-4110-52105	Meetings/Conferences:	$2,500/Council Member		
		League Conference Registration/Lodging/Meal for 5 Council Members	8,000	8,000
		League Policy/Division Mtgs. $500/Per Year Per Council Member	2,500	2,500
		Regional events	2,000	2,000
		Council Meeting Food	3,000	3,000
		Total Meetings/Conferences	15,500	15,500
100-4110-52110	Training		2,500	2,500
		Total Training	2,500	2,500
100-4110-52113	Travel	Travel for 5 Council Members	10,000	10,000
100-4110-52115	Professional & Contractual Services			
		State of the City Event	25,000	25,000
		Special Studies	10,000	10,000
		Community Outreach	5,000	5,000
		Total Professional Services	40,000	40,000
100-4110-53028	Communications (internet data charges)		4,000	4,000
100-4110-58110	Hardware/Software			
		Misc. Software Upgrades and Licenses 5 Council Members	2,500	2,500
		Total Hardware/Software	2,500	2,500
	Total Other Expenditures		**$ 80,100**	**$ 80,100**

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2025-26 & 2026-27 Departmental Budget

City Manager

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4120-51001	Salaries	$ 201,300	$ 211,400	$ 217,700	$ 224,200
100-4120-51002	Cash-Outs	27,327	27,600	21,000	21,600
100-4120-51100	Auto Allowance	6,240	6,300	6,300	6,300
100-4120-51105	Cell Phone Allowance	576	600	600	600
100-4120-51107	Internet Allowance	576	600	600	600
100-4120-51150	PERS Retirement	11,119	15,800	17,400	17,900
100-4120-51160	Medicare	4,067	3,500	3,600	3,700
100-4120-51164	SUI	134	200	200	200
100-4120-51200	Medical Ins.	11,512	11,500	11,500	11,500
100-4120-51201	Dental Ins.	2,587	800	800	800
100-4120-51202	Vision Ins.	208	200	200	200
100-4120-51204	Life Ins.	488	200	500	500
100-4120-51208	Other Ins Premium Including Armadacare	8,076	8,000	8,000	8,000
100-4120-51215	401a Retirement	17,502	21,200	21,800	22,500
	Total Salary and Benefits	**291,713**	**307,900**	**310,200**	**318,600**
100-4120-52012	Supplies	56	2,800	500	500
100-4120-52100	Memberships/Dues	1,335	800	800	800
100-4120-52105	Meetings/Conferences	3,882	8,600	8,900	8,900
100-4120-52110	Training	116	10,300	1,000	1,000
100-4120-52113	Travel	1,227	2,500	2,500	2,500
100-4120-52115	Professional & Contractual Services	39,748	116,000	10,000	10,000
100-4120-52117	Legal Services	28,396	50,000	35,000	35,000
100-4120-53020	Telephone	-	1,200	-	-
100-4120-53028	Communications	-	1,200	-	-
100-4120-58100	Furniture & Equipment	-	2,000	2,000	2,000
100-4120-58110	Hardware/Software	60	6,000	3,000	3,000
	Total Other Expenditures	**74,820**	**201,400**	**63,700**	**63,700**
	TOTAL GENERAL FUND	**366,533**	**509,300**	**373,900**	**382,300**
	Total City Manager - 4120	**$ 366,533**	**$ 509,300**	**$ 373,900**	**$ 382,300**

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2025-26 & 2026-27 Departmental Budget Detail

Department: City Manager - 4120
Fund Number: General Fund - 100

Other Expenditures

		Proposed	
		2025-26	**2026-27**
100-4120-52012	Supplies	500	500
100-4120-52100	Memberships/Dues		
	CA City Managers Assoc	400	400
	Professional Civil Eng	200	200
	Professional Land Survey	200	200
	Total Memberships/Dues	800	800
100-4120-52105	Meetings/Conferences		
	Annual League of California Cities Conference Registration/Lodging/Meal - City Manager/Executive Staff	5,000	5,000
	CAL Cities - Regional & Division Meetings	1,400	1,400
	ICSC	2,500	2,500
	Total Meetings/Conferences	8,900	8,900
100-4120-52110	Training		
	Executive Management Team Building	1,000	1,000
	Total Training	1,000	1,000
100-4120-52113	Travel (out of local area)	2,500	2,500
100-4120-52115	Professional & Contractual Services		
	Special Projects	10,000	10,000
	Total Professional & Contractual Services	10,000	10,000
100-4120-52117	Legal Services	35,000	35,000
100-4120-58100	Furniture & Equipment	2,000	2,000
100-4120-58110	Hardware/Software		
	Misc. Software Upgrades and Licenses CM	3,000	3,000
	Total Hardware/Software	3,000	3,000
	Total Other Expenditures	**$ 63,700**	**$ 63,700**

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2025-26 & 2026-27 Departmental Budget

City Clerk

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4130-51001	Salaries	$ 131,830	$ 167,000	$ 203,400	$ 214,800
100-4130-51002	Cash-Outs	3,055	11,000	13,500	14,300
100-4130-51010	Overtime	-	800	-	-
100-4130-51100	Auto Allowance	1,920	2,000	2,000	2,000
100-4130-51105	Cell Phone Allowance	576	600	600	600
100-4130-51107	Internet Allowance	576	600	600	600
100-4130-51150	PERS Retirement	27,468	27,700	16,200	17,200
100-4130-51160	Medicare	1,994	2,700	3,200	3,400
100-4130-51164	SUI	269	400	300	300
100-4130-51200	Medical Ins.	16,373	20,000	23,000	23,000
100-4130-51201	Dental Ins.	1,177	1,500	1,500	1,500
100-4130-51202	Vision Ins.	105	300	300	300
100-4130-51204	Life Ins.	308	400	400	400
100-4130-51208	Other Ins Premium	3,708	7,100	4,000	4,000
	Total Salary and Benefits	**189,359**	**242,100**	**269,000**	**282,400**
100-4130-52012	Supplies	1,765	2,300	2,500	2,200
100-4130-52015	Postage Mailing	136	100	100	100
100-4130-52020	Legal Notices	-	2,000	2,000	2,000
100-4130-52100	Memberships/Dues	1,032	500	1,300	1,300
100-4130-52105	Meetings/Conferences	900	2,000	2,400	2,400
100-4130-52110	Training	1,253	1,500	2,800	2,800
100-4130-52113	Travel	1,655	1,500	5,300	5,300
100-4130-52115	Professional & Contractual Services	86,069	211,500	12,500	9,000
100-4130-52117	Legal Services	-	20,000	-	-
100-4130-52120	Elections	-	35,000	-	46,000
100-4130-58100	Furniture & Equipment	-	-	7,200	-
100-4130-58110	Hardware/Software	38,385	46,200	62,900	59,300
	Total Other Expenditures	**131,195**	**322,600**	**99,000**	**130,400**
	TOTAL GENERAL FUND	**320,554**	**564,700**	**368,000**	**412,800**
	Total City Clerk - 4130	**$ 320,554**	**$ 564,700**	**$ 368,000**	**$ 412,800**

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2025-26 & 2026-27 Departmental Budget Detail

Department: City Clerk - 4130
Fund Number: General Fund - 100
Other Expenditures

		Proposed	
		2025-26	**2026-27**
100-4130-52012	Supplies		
	Election Supplies	500	200
	Office Supplies	2,000	2,000
100-4130-52015	Postage Mailing	100	100
100-4130-52020	Legal Notices	2,000	2,000
100-4130-52100	Memberships/Dues		
	IIMC (2)	500	500
	CCAC	500	500
	ARMA	200	200
	Notary - E&O	100	100
100-4130-52105	Meetings/Conferences		
	League - New Law	600	600
	League - Annual CC	700	700
	CCAC - Annual	600	600
	Other Meetings	500	500
100-4130-52110	Training		
	MMC Institute	500	500
	CMC Institute	1,000	1,000
	Athenian Dialogues	400	400
	IIMC Training	500	500
	Other Training	400	400
100-4130-52113	Travel		
	Lodging/Transportation/Per Diem	5,300	5,300
100-4130-52115	Professional & Contractual Services		
	Annual Muni Code Update	10,300	6,000
	Records Management Training- City Wide	-	300
	Elections Subscription Support	-	500
	Shredding Services (Corodata)	1,500	1,500
	Offsite Record Storage (Corodata)	700	700
100-4130-52120	Elections	-	46,000
100-4130-58100	Furniture & Equipment		
	Firesafe Filing Cabinets (2)	7,200	-
100-4130-58110	Hardware/Software		
	Form 700 Electronic System	1,600	1,600
	Campaign Filing System	2,100	2,100
	Agenda Management System (Granicus)	15,000	15,000
	Laserfiche Records Management	24,000	24,000
	Laserfiche Contract Management Module	5,000	5,000
	Electronic Signature Softwares - BlueInk & Docusign	11,000	11,000
	Laptops (2)	3,600	-
	Grammarly (2 Licenses)	480	480
	Graphic Design Tool (Canva)	120	120
	Total Hardware/Software	62,900	59,300
	Total Other Expenditures	**$ 99,000**	**$ 130,400**

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2025-26 & 2026-27 Departmental Budget

City Attorney

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4140-52117	Legal Services	$ 259,986	$ 312,000	$ 324,000	$ 336,000
	Total Other Expenditures	**259,986**	**312,000**	**324,000**	**336,000**
	TOTAL GENERAL FUND	**259,986**	**312,000**	**324,000**	**336,000**
	Total City Attorney - 4140	**$ 259,986**	**$ 312,000**	**$ 324,000**	**$ 336,000**

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2025-26 & 2026-27 Departmental Budget Detail

Department: City Attorney - 4140
Fund Number: General Fund - 100

Other Expenditures

		Proposed	
		2025-26	**2026-27**
100-4140-52117	Legal Services Retainer $27,000 with CPI Increase FY2026, Retainer $28,000/Month in FY2027	$ 324,000	$ 336,000
	Total Other Expenditures	**$ 324,000**	**$ 336,000**

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2025-26 & 2026-27 Departmental Budget

Economic Development

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4150-51001	Salaries	$ 147,725	$ 158,500	$ 198,500	$ 209,600
100-4150-51002	Cash-Outs	6,989	6,000	7,600	8,100
100-4150-51100	Auto Allowance	4,600	4,800	4,800	4,800
100-4150-51105	Cell Phone Allowance	731	800	800	800
100-4150-51107	Internet Allowance	750	800	800	800
100-4150-51150	PERS Retirement	35,380	32,600	15,800	16,800
100-4150-51160	Medicare	2,295	2,500	3,000	3,300
100-4150-51164	SUI	168	300	200	200
100-4150-51200	Medical Ins.	11,126	14,400	14,400	14,400
100-4150-51201	Dental Ins.	465	900	900	900
100-4150-51202	Vision Ins.	256	200	200	200
100-4150-51204	Life Ins.	355	300	400	400
100-4150-51208	Other Ins. Premium	4,068	4,800	2,500	2,500
	Total Salary and Benefits	**214,907**	**226,900**	**249,900**	**262,800**
100-4150-52012	Supplies	15,925	28,200	27,500	27,500
100-4150-52015	Postage Mailing	20	-	-	-
100-4150-52100	Memberships/Dues	1,470	3,300	3,600	3,600
100-4150-52105	Meetings/Conferences	6,718	15,600	14,800	14,800
100-4150-52110	Training	18	-	4,000	-
100-4150-52113	Travel	1,238	3,600	8,600	3,600
100-4150-52115	Professional & Contractual Services	54,761	78,000	107,000	107,000
100-4150-52117	Legal Services	-	1,000	-	-
100-4150-58110	Hardware/Software	-	1,000	1,000	1,000
	Total Other Expenditures	**80,149**	**130,700**	**166,500**	**157,500**
	TOTAL GENERAL FUND	**295,057**	**357,600**	**416,400**	**420,300**
	Total Economic Development - 4150	**$ 295,057**	**$ 357,600**	**$ 416,400**	**$ 420,300**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Economic Development - 4150
Fund Number: General Fund - 100

Other Expenditures

			Proposed 2025-26	Proposed 2026-27
100-4150-52012	Supplies		$ 1,000	$ 1,000
		ICSC Marketing Material	5,000	5,000
		Video Production/How-to Videos	5,000	5,000
		Monthly Videos (Spotlight)	6,000	6,000
		Photography - Construction & Development	3,000	3,000
		Photography - Events	800	800
		Video Account (Vimeo)	600	600
		Newsletter Software (Mailchimp)	1,200	1,200
		Communications Boost (Facebook Ads)	1,500	1,500
		Marketing Videos (Chamber Events)	1,000	1,000
		Chamber Raffle Basket	500	500
		Dreamstime (Stock Photos)	400	400
		Misc. Marketing Supplies	1,500	1,500
			27,500	27,500
100-4150-52100	Memberships/Dues			
		Retail Development and Attraction (ICSC)	200	200
		Valley Business Journal	2,400	2,400
		Local Newspaper Subscription	500	500
		IEDC Membership Dues	500	500
100-4150-52105	Meetings/Conferences			
		City-Hosted Business Workshops	1,200	1,200
		OC Business Events	500	500
		External Business Events/Meetings	1,000	1,000
		ICSC Attendance/Booth/Mixer	6,000	6,000
		Innovation Month (Riverside County EDA)	1,500	1,500
		Monthly CRE Meetup	3,000	3,000
		Restaurant Month (MWCoC)	1,600	1,600
100-410-4150-52110	Training			
		Certified Econ Dev Credential IEDC	4,000	-
100-4150-52113	Travel			
		ICSC - Las Vegas (ED Director)	2,500	2,500
		Real Estate Business Conferences	600	600
		ICSC - San Diego (ED Director)	500	500
		IEDC Certification	5,000	-
100-4150-52115	Professional & Contractual Services			
		Economic Development Coalition (EDC)	15,000	15,000
		Admin Assistent (Contract Temp)	24,000	24,000
		Legislative Lobbyist (Gonsalves & Son)	40,000	40,000
		M/W Chamber of Commerce Membership	8,000	8,000
		Placer.ai	18,000	18,000
		Crexi Real Estate Software	2,000	2,000
100-4150-58110	Hardware/Software		1,000	1,000
		Total Other Expenditures	**$ 166,500**	**$ 157,500**

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2025-26 & 2026-27 Departmental Budget

Administrative Services

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4200-51001	Salaries	$ 414,855	$ 600,400	$ 689,000	$ 732,500
100-4200-51002	Cash-Outs	21,718	33,800	38,800	41,200
100-4200-51010	Overtime	1,405	1,700	1,700	1,700
100-4200-51100	Auto Allowance	2,040	2,100	2,100	2,100
100-4200-51105	Cell Phone Allowance	2,412	3,000	3,000	3,000
100-4200-51107	Internet Allowance	2,412	3,000	3,000	3,000
100-4200-51108	Bilingual Allowance	560	1,000	1,000	1,000
100-4200-51150	PERS Retirement	58,012	70,600	55,000	58,500
100-4200-51160	Medicare	6,393	8,800	10,000	10,600
100-4200-51164	SUI	1,104	1,400	1,200	1,200
100-4200-51200	Medical Ins.	48,355	94,400	113,300	113,400
100-4200-51201	Dental Ins.	4,292	8,200	9,500	9,500
100-4200-51202	Vision Ins.	578	1,400	1,300	1,300
100-4200-51204	Life Ins.	966	1,500	1,400	1,400
100-4200-51208	Other Ins. Premium	22,756	8,400	8,400	8,400
	Total Salary and Benefits	**587,858**	**839,700**	**938,700**	**988,800**
100-4200-52012	Supplies	2,140	1,500	2,500	2,500
100-4200-52015	Postage Mailing	66	100	100	100
100-4200-52016	Reproduction	-	-	100	100
100-4200-52020	Legal Notices	249	-	900	900
100-4200-52100	Memberships/Dues	1,110	800	2,700	2,800
100-4200-52105	Meetings/Conferences	161	1,800	2,400	2,400
100-4200-52110	Training	2,439	4,000	5,000	5,000
100-4200-52113	Travel	16	5,000	3,000	3,000
100-4200-52114	Mileage Reimbursement	-	-	400	400
100-4200-52115	Professional & Contractual Services	229,748	67,800	112,500	112,800
100-4200-52117	Legal Services	493	-	-	-
100-4200-52119	Bank and Administrative Fees	18,659	20,300	22,200	22,200
100-4200-58100	Furniture & Equipment	1,348	1,500	-	-
100-4200-58110	Hardware/Software	4,000	52,000	54,500	4,800
	Total Other Expenditures	**260,430**	**154,800**	**206,300**	**157,000**
	TOTAL GENERAL FUND	**848,287**	**994,500**	**1,145,000**	**1,145,800**
	Total Administrative Services - 4200	**$ 848,287**	**$ 994,500**	**$ 1,145,000**	**$ 1,145,800**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Administrative Services - 4200
Fund Number: General Fund - 100

Other Expenditures

			Proposed 2025-26	Proposed 2026-27
100-4200-52012	Supplies		$ 2,500	$ 2,500
100-4200-52015	Postage Mailing		100	100
100-4200-52016	Reproduction		100	100
		Assessment District Maps		
100-4200-52020	Legal Notices		900	900
	Trash Liens, Fee Hearings			
100-4200-52100	Memberships/Dues			
		GFOA	800	800
		CAPPO Membership	200	200
		CSMFO	600	700
		GFOA Budget & COA Award Application Fees	1,100	1,100
100-4200-52105	Meetings/Conferences			
		CSMFO Conference $700/ea	1,400	1,400
		CALPERS Conference	500	500
		Other Conferences/Meetings	500	500
100-4200-52110	Training		5,000	5,000
100-4200-52113	Travel		3,000	3,000
100-4200-52114	Mileage Reimbursement		400	400
100-4200-52115	Professional & Contractual Services			
		Avenue Insights/MuniServices-ACFR Report	2,000	2,000
		Cal Mun. Stats.-ACFR Report	500	500
		Avenue/Muniservices - Sales & Use Tax	14,500	14,500
		Auditors - RAMS	35,000	35,000
		Cost Recovery Systems-Mandated Reimb	6,000	6,000
		Nyhart - GASB 75 Report	4,500	4,800
		Comprehensive Fiscal Analysis Study	50,000	50,000
100-4200-52119	Bank and Administrative Fees			
		Banking $45x12 + $30.20	975	975
		Banking Activity Fees	14,000	14,000
		CALpers GASB 68 Fee	700	700
		CALpers Admin Fee (0.24% of Payroll)	3,500	3,500
		Other Admin Fees	3,025	3,025
100-4200-58110	Hardware/Software			
		Oracle	50,000	-
		Debtbook	4,500	4,800
			54,500	4,800
		Total Other Expenditures	**$ 206,300**	**$ 157,000**

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2025-26 & 2026-27 Departmental Budget

Human Resources

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4210-51001	Salaries	$ 125,503	$ 153,100	$ 185,300	$ 195,700
100-4210-51002	Cash-Outs	5,908	10,000	10,500	11,100
100-4210-51010	Overtime	-	1,500		-
100-4210-51105	Cell Phone Allowance	867	1,300	1,200	1,200
100-4210-51107	Internet Allowance	867	1,300	1,200	1,200
100-4210-51150	PERS Retirement	9,635	27,900	14,900	15,700
100-4210-51160	Medicare	1,900	2,800	2,900	3,100
100-4210-51164	SUI	375	400	300	300
100-4210-51200	Medical Ins.	17,057	30,100	31,700	31,700
100-4210-51201	Dental Ins.	1,480	3,400	3,200	3,200
100-4210-51202	Vision Ins.	221	400	400	400
100-4210-51204	Life Ins.	355	400	400	400
100-4210-51208	Other Ins. Premium	792	3,600	-	-
	Total Salary and Benefits	**164,959**	**236,200**	**252,000**	**264,000**
100-4210-52012	Supplies	3,711	3,500	1,000	1,000
100-4210-52015	Postage Mailing	1,273	-	-	-
100-4210-52100	Memberships/Dues	-	1,000	2,000	2,000
100-4210-52105	Meetings/Conferences	1,346	600	5,700	4,000
100-4210-52110	Training	8,486	1,500	1,500	5,000
100-4210-52115	Professional & Contractual Services	31,953	3,800	1,100	1,100
100-4210-XXXXX	Recruitment and Onboarding	-	-	3,900	3,900
100-4210-52117	Legal Services	52,445	14,000	10,000	10,000
100-4210-52150	Workers Compensation Expenses	3,464	-	-	-
100-4210-52155	Employee Recognition	8,462	5,000	1,000	1,000
100-4210-54016	Exam Services	-	800	-	-
100-4210-58110	Hardware/Software	199	28,500	31,400	32,400
	Total Other Expenditures	**111,338**	**58,700**	**57,600**	**60,400**
	TOTAL GENERAL FUND	**276,297**	**294,900**	**309,600**	**324,400**
	Total Human Resources - 4210	**$ 276,297**	**$ 294,900**	**$ 309,600**	**$ 324,400**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Human Resources - 4210
Fund Number: General Fund-100
Other Expenditures

		Proposed 2025-26	Proposed 2026-27
100-4210-52012	Supplies	$ 1,000	$ 1,000
100-4210-52100	Memberships/Dues		
	Liebert Library	900	900
	SHRM (HR Manager and Tech)	600	600
	CalGovHR	100	100
	PSHRA (HR Manager and Tech)	400	400
	Total Memberships/ Dues	2,000	2,000
100-4210-52105	Meetings/Conferences		
	*$2,500 reimbursed per fiscal year		
	NeoGov (Fall 2025 HR Mgr & Tech)	1,900	-
	LCW Conference (Feb 2026 HR Tech; 2027 HR Mgr)	2,200	2,200
	CalPERS Educ Forum (Oct 2025 HR Mgr; 2026 HR Tech)	1,600	1,800
	Total Meetings/ Conferences	5,700	4,000
100-4210-52110	Training	1,500	5,000
100-4210-52115	Professional & Contractual Services	1,100	1,100
	Employee Assistance Program $86/month		
100-4210-XXXXX	Recruitment and Onboarding		
	Advertisements	2,000	2,000
	6 @ $79ea Livescan Services	500	500
	3 @ $307ea Physical-Drug Screen	900	900
	Candidate Testing	500	500
	Total Recruitment and Onboarding	3,900	3,900
100-4210-52117	Legal Services		
	Non-Retainer Personnel	10,000	10,000
100-4210-52155	Employee Recognition		
	Winter Event	10,000	10,000
	Summer Event	3,200	3,200
	All Hands $300ea	1,200	1,200
	Staff Appreciation Events/New Staff	1,000	1,000
100-4210-58110	Hardware/Software		
	NeoGov HRIS	17,100	22,400
	NeoGov Insight	5,800	6,400
	Time Keeping Software	3,600	3,600
	Badge Printer	3,200	-
	Training Laptop	1,700	-
	Total Hardware/ Software	31,400	32,400
	Total Other Expenditures	**$ 57,600**	**$ 60,400**

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2025-26 & 2026-27 Departmental Budget

Risk Management

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4220-51001	Salaries	$ -	$ -	$ 15,600	$ 16,500
100-4220-51002	Cash-Outs	-	-	1,000	1,100
100-4220-51105	Cell Phone Allowance	-	-	100	100
100-4220-51107	Internet Allowance	-	-	100	100
100-4220-51150	PERS Retirement	-	-	1,300	1,300
100-4220-51160	Medicare	-	-	300	300
100-4220-51164	SUI	-	-	100	100
100-4220-51200	Medical Ins.	-	-	2,000	2,000
100-4220-51201	Dental Ins.	-	-	200	200
100-4220-51202	Vision Ins.	-	-	100	100
100-4220-51204	Life Ins.	-	-	100	100
	Total Salary and Benefits	**-**	**-**	**20,900**	**21,900**
100-4220-52012	Supplies	-	-	500	500
100-4220-52105	Meetings/Conferences	-	-	2,500	2,600
100-4220-52110	Training	-	-	1,500	1,500
100-4220-51207	General Liability Premiums	-	-	367,500	427,000
100-4220-51206	Workers Compensation Premiums	-	-	119,600	137,500
100-4220-51211	General Liability Deductible	-	-	15,000	15,000
100-4220-51212	Workers' Compensation Deductible	-	-	15,000	15,000
	Total Other Expenditures	**-**	**-**	**521,600**	**599,100**
	TOTAL GENERAL FUND	**-**	**-**	**542,500**	**621,000**
	Total Risk Management - 4220	**$ -**	**$ -**	**$ 542,500**	**$ 621,000**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Risk Management - 4220
Fund Number: General Fund-100

Other Expenditures

		Proposed	
		2025-26	**2026-27**
100-4220-52012	Supplies	$ 500	$ 500
100-4220-52105	Meetings/Conferences		
	PARMA (Spring 2026 HR Mgr)	2,100	2,200
	CIRA Board of Director Mtg (HR Mgr)	400	400
	*CIRA Mtg fully reimbursed	2,500	2,600
100-4220-52110	Training	1,500	1,500
100-4220-51207	General Liability Premiums		
	General Liability	303,100	348,500
	Ancillary Coverage	64,400	78,500
	Total General Liability Premiums	367,500	427,000
100-4220-51206	Workers' Compensation Premiums	119,600	137,500
100-4220-51211	General Liability Deductible	15,000	15,000
100-4220-51212	Workers' Compensation Deductible	15,000	15,000
	Total Other Expenditures	**$ 521,600**	**$ 599,100**

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2025-26 & 2026-27 Departmental Budget

IT Services

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4250-52115	Professional & Contractual Services	$ 135,022	$ 174,500	$ 165,600	$ 172,500
100-4250-52160	GIS Services	50,555	38,400	46,400	46,400
100-4250-58110	Hardware/Software	153,120	100,000	239,700	159,700
	Total Other Expenditures	**338,697**	**312,900**	**451,700**	**378,600**
	TOTAL GENERAL FUND	**338,697**	**312,900**	**451,700**	**378,600**
	Total IT Services - 4250	**$ 338,697**	**$ 312,900**	**$ 451,700**	**$ 378,600**

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2025-26 & 2026-27 Departmental Budget Detail

Department: IT Services - 4250
Fund Number: General Fund - 100

Other Expenditures

		Proposed 2025-26	Proposed 2026-27
100-4250-52115	Professional & Contractual Services		
	Infininty Technologies		
	$11,300/Month 2 Days per Week Onsite	$ 135,600	$ -
	$11,875/Month 2 Days per Week Onsite	-	142,500
	Tyler EDEN Module Support & Licenses	30,000	30,000
	Total Contractual Services	165,600	172,500
100-4250-52160	GIS Services	38,400	38,400
	ESRI	8,000	8,000
	Interwest GIS Support $3200/Month		
100-4250-58110	Hardware/Software		
	Replace City Desktops w/ Laptops	18,000	18,000
	Citrix/Sharefile Software - 30 Licenses	11,000	12,000
	Network Switches	10,000	10,000
	Server Replacement +SQL License	25,000	-
	Website Hosting	10,500	11,000
	Cylance Blackberry Guard - Antivirus	20,000	20,000
	ESET	4,500	4,500
	Knowbe4 Ciber Security	3,000	3,000
	Fortinet Firewall	20,000	-
	Fortinet Firewall Service Renewal	1,500	-
	Server Warranty Renewals	3,000	3,000
	Office 365 Renewals	26,000	26,000
	Adobe Renewal	16,500	16,500
	HyperV host upgrades	20,000	-
	Datto	20,000	20,000
	UPS	15,000	-
	Backup Internet	6,300	6,300
	Zoom Accounts	3,200	3,200
	Datto Office 365 Backup	3,000	3,000
	Uncategorized Software	3,200	3,200
	Total Hardware/Software	239,700	159,700
	Total Other Expenditures	**$ 451,700**	**$ 378,600**

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2025-26 & 2026-27 Departmental Budget

Community Services-Administration

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4610-51001	Salaries	$ 108,200	$ 147,100	$ 173,100	$ 182,800
100-4610-51002	Cash-Outs	19,684	6,600	7,900	8,400
100-4610-51010	Overtime	243	500	500	500
100-4610-51100	Auto Allowance	1,612	1,300	1,300	1,300
100-4610-51105	Cell Phone Allowance	672	700	700	700
100-4610-51107	Internet Allowance	672	700	700	700
100-4610-51150	PERS Retirement	19,890	17,400	10,400	10,900
100-4610-51155	Social Security	-	2,300	2,700	2,900
100-4610-51160	Medicare	1,797	2,300	2,700	2,900
100-4610-51164	SUI	185	400	500	500
100-4610-51200	Medical Ins.	13,352	13,100	15,100	15,100
100-4610-51201	Dental Ins.	1,469	1,300	1,300	1,300
100-4610-51202	Vision Ins.	121	200	200	200
100-4610-51204	Life Ins.	299	100	300	300
100-4610-51208	Other Ins. Premium	3,188	3,300	1,300	1,300
	Total Salary and Benefits	**171,383**	**197,300**	**218,700**	**229,800**
100-4610-52012	Supplies	5,442	23,100	12,000	12,000
100-4610-52016	Reproduction	2,576	2,000	2,000	2,000
100-4610-52025	Community Promotion	-	1,500	5,500	5,500
100-4610-52100	Memberships/Dues	1,095	900	1,300	1,500
100-4610-52105	Meetings/Conferences	1,217	500	2,400	2,400
100-4610-52110	Training	639	1,500	3,700	3,700
100-4610-52112	Fuel	1,321	-	5,000	5,200
100-4610-52113	Travel	371	5,000	-	-
100-4610-52115	Professional & Contractual Services	53,905	59,700	50,000	52,100
100-4610-52220	RTA Bus Pass	-	800	800	800
100-4610-53028	Communications	-	300	300	300
100-4610-54010	Uniforms	181	-	9,800	10,100
100-4610-55000	GASB #87 Lease Clearing Contra Account	(10,622)	-	-	-
100-4610-55020	Expenditure: Lease Financing Principal	7,407.24	-	-	-
100-4610-55050	Expenditure: Interest	3,214.32	-	-	-
100-4610-56010	Equipment Maintenance/ Repair	-	-	2,700	2,900
100-4610-56015	Prop/Equipment Rental	9,221	16,100	58,000	57,300
100-4610-58100	Furniture & Equipment	26,445	5,000	3,000	18,000
100-4610-58110	Hardware/Software	5,399	45,000	54,000	4,000
100-4610-58130	Vehicles	5,750	56,800	7,500	7,500
	Total Other Expenditures	**113,562**	**218,200**	**218,000**	**185,300**
	TOTAL GENERAL FUND	**284,945**	**415,500**	**436,700**	**415,100**
	Total Community Services-Adm. 4610	**$ 284,945**	**$ 415,500**	**$ 436,700**	**$ 415,100**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Total Community Services-Adm. 4610
Fund Number: General Fund - 100
Other Expenditures

		Proposed 2025-26	Proposed 2026-27
100-4610-52012	Supplies		
	Partnership Material	500	500
	Pop-Up/ Outreach Material	500	500
	Recreation Material	2,000	2,000
	City Sponsored Events	2,500	2,500
	City Booth Supplies	5,000	5,000
	First Aid/ Safety Wear	1,500	1,500
	Total Supplies	12,000	12,000
100-4610-52016	Reproduction		
	Printing Duplication	2,000	2,000
	Total Reproduction	2,000	2,000
100-4610-52025	Community Promotion	5,500	5,500
100-4610-52100	Memberships/Dues	1,300	1,500
100-4610-52105	Meetings/Conferences	2,400	2,400
100-4610-52110	Training		
	CSD Staff Training	2,500	2,500
	Training Materials	1,200	1,200
	Total Training	3,700	3,700
100-4610-52112	Fuel	5,000	5,200
100-4610-52115	Professional & Contractual Services		
	Trauma Intervention Program (TIP)	4,000	4,000
	Event Security	2,400	2,400
	Event Janitorial	3,000	3,000
	EMT Services	3,500	3,500
	Contract/Instruction Classes	8,000	10,000
	Music License	1,800	1,800
	Health & Movie Permits	6,800	6,900
	Artists	2,000	2,000
	Entertainment	4,800	4,800
	Event Activities	5,500	5,500
	Partnership Events	3,500	3,500
	Parking Agreement - Maintenance	2,500	2,500
	Breakfast w/ Santa	2,200	2,200
	Total Professional & Contractual Services	50,000	52,100

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2025-26 & 2026-27 Departmental Budget Detail

Department: Total Community Services-Adm. 4610
Fund Number: General Fund - 100

Other Expenditures

			Proposed	
			2025-26	**2026-27**
100-4610-52220	RTA Bus Pass		800	800
100-4610-53028	Communications		300	300
100-4610-54010	Uniforms			
	Cintas		7,500	7,700
	Rain Gear		1,000	1,100
	Work Boots	(Boot Barn)	1,300	1,300
		Total Uniforms	9,800	10,100
100-4610-56010	Equipment Maintenance/ Repair			
	Maintenance Equipment		1,200	1,300
	Truck Maintenance		1,500	1,600
		Total Equipment Maintenance/ Repair	2,700	2,900
100-4610-56015	Prop/Equipment Rental			
	Event Sanitation- Restrooms		4,900	4,900
	Stage & Sound Rental		15,600	15,600
	Photo Booth Rental		2,500	2,500
	Inflatable Rental		2,500	2,500
	Electric Sign Rental		3,800	3,800
	Temporary Fence Rental		6,500	6,500
	Outreach Meeting Room Rental		7,200	6,500
Sunbelt	Citywide Maintenance - Equipment Rental		15,000	15,000
		Total Prop/Equipment Rental	58,000	57,300
100-4610-58100	Furniture & Equipment			
	Walk behind Blower		3,000	-
	Pressure Wash/ Graffiti Trailer		-	18,000
		Total Furniture & Equipment	3,000	18,000
100-4610-58110	Hardware/Software			
	Recreation Software License		50,000	-
	Additional Computers		4,000	4,000
		Total Hardware/Software	54,000	4,000
100-4610-58130	Vehicles		7,500	7,500
		Total Other Expenditures	**$ 218,000**	**$ 185,300**

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2025-26 & 2026-27 Departmental Budget

Community Services and Parks Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4611	**O'Brien Park**				
100-4611-52012	Supplies	$ 152	$ -	$ -	$ -
100-4611-52115	Professional & Contractual Services	1,905	-	-	-
	TOTAL O'Brien Park	**2,057**	**-**	**-**	**-**
GENERAL FUND					
100-4613	**Windsong Park**				
100-4613-52115	Professional & Contractual Services	420	-	-	-
	TOTAL Windsong Park	**420**	**-**	**-**	**-**
GENERAL FUND					
100-4614	**Ball Fields**				
100-4614-52012	Supplies	990	2,000	4,500	2,500
100-4614-52115	Professional & Contractual Services	4,424	9,500	4,700	5,100
100-4614-53024	Solid Waste	-	3,200	-	-
100-4614-53025	Electricity	680	900	900	900
100-4614-53026	Water	10,241	6,900	7,100	7,300
100-4614-56015	Prop/Equip Rental	312	1,600	3,500	3,500
	TOTAL Ball Fields	**16,647**	**24,100**	**20,700**	**19,300**
GENERAL FUND					
100-4615	**Malaga Park**				
100-4615-53025	Electricity	(70)	-	-	-
	TOTAL Malaga Park	**(70)**	**-**	**-**	**-**
GENERAL FUND					
100-4616	**11 Acre Park**				
100-4616-52012	Supplies	-	-	500	500
100-4616-52115	Professional & Contractual Services	600	1,500	3,500	3,500
	TOTAL 11 Acre Park	**600**	**1,500**	**4,000**	**4,000**
GENERAL FUND					
100-4617	**27 Acre Park**				
100-4617-52012	Supplies	-	-	-	7,500
100-4617-52115	Professional & Contractual Services	1,600	5,500	5,500	16,500
100-4617-56015	Prop/Equip Rental	-	-	1,500	4,200
	TOTAL 27 Acre Park	**1,600**	**5,500**	**7,000**	**28,200**
GENERAL FUND					
100-4618	**20 Acre Park**				
100-4618-52012	Supplies	-	1,500	2,100	2,100
100-4618-52115	Professional & Contractual Services	-	24,600	15,000	15,200
100-4618-53025	Electricity	-	1,100	-	-
100-4618-53026	Water	-	7,000	5,000	5,000
100-4618-56015	Prop/Equip Rental	5,166	7,200	3,500	4,200
	TOTAL 20 Acre Park	**5,166**	**41,400**	**25,600**	**26,500**
Total Community Services and Parks 4611-4618		**$ 26,420**	**$ 72,500**	**$ 57,300**	**$ 78,000**

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2024-25 & 2025-26 Departmental Budget Detail

Department: Community Services and Parks
Fund Number: General Fund - 100
Other Expenditures

			Proposeed 2025-26	Proposeed 2026-27
GENERAL FUND				
100-4614	**Ball Fields**			
100-4614-52012	Supplies		4,500	2,500
100-4614-52115	Professional & Contractual Services			
	Turf Maintenance		1,000	1,200
	Pest Control		3,700	3,900
		Total	4,700	5,100
100-4614-53025	Electricity		900	900
100-4614-53026	Water		7,100	7,300
100-4614-56015	Prop/Equip Rental		3,500	3,500
	TOTAL Ball Fields		20,700	19,300
GENERAL FUND				
100-4616	**11 Acre Park**			
100-4616-52012	Supplies		500	500
100-4616-52115	Professional & Contractual Services		3,500	3,500
	TOTAL 11 Acre Park Park		4,000	4,000
GENERAL FUND				
100-4617	**27 Acre Park**			
100-4617-52012	Supplies			
	Surface Materials		-	3,000
	Erosion Control Material		-	4,500
100-4617-52115	Professional & Contractual Services			
	Janitorial Services		-	11,000
	Weed Abatement		5,500	5,500
100-4617-53025	Electricity		-	-
100-4617-53026	Water		-	-
100-4617-56015	Prop/Equip Rental		1,500	4,200
	TOTAL 27 Acre Park Park		7,000	28,200
GENERAL FUND				
100-4618	**20 Acre Park**			
100-4618-52012	Supplies			
	Surface Material		1,500	1,500
	Site Supplies		600	600
100-4618-52115	Professional & Contractual Services			
	Irrigation Repairs		3,000	3,000
	Weed Abatement		6,000	6,200
	Tree Trimming		6,000	6,000
100-4618-53026	Water		5,000	5,000
100-4618-56015	Prop/Equip Rental		3,500	4,200
	TOTAL 20 Acre Park Park		25,600	26,500
	Total Other Expenditures		**$ 57,300**	**$ 78,000**

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2025-26 & 2026-27 Departmental Budget

Non-Departmental

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4800-51001	Salaries	$ 1,897	$ 53,400	$ -	$ -
100-4800-51002	Cash-Outs	-	2,100	-	-
100-4800-51010	Overtime	107	3,300	-	-
100-4800-51105	Cell Phone Allowance	-	500	-	-
100-4800-51107	Internet Allowance	-	500	-	-
100-4800-51150	PERS Retirement	20,371	-	-	-
	PERS Unfunded Liabilities	-	41,000	48,900	56,300
	PEPRA Unfunded Liabilities	-	-	8,300	10,900
100-4800-51160	Medicare	29	900	-	-
100-4800-51164	SUI	48	200	-	-
100-4800-51200	Medical Ins.	281	11,000	-	-
100-4800-51201	Dental Ins.	18	1,300	-	-
100-4800-51202	Vision Ins.	-	200	-	-
100-4800-51204	Life Ins.	3	200	-	-
100-4800-51208	Other Ins. Premium	45,349	-	-	-
100-4800-51206	Workers Comp Premium	82,385	95,700	-	-
100-4800-51207	General Liab Premium	159,478	260,200	-	-
100-4800-51208	Other Ins Premium	0.00%	61,300	-	-
100-4800-51209	Paid Claims	-	1,900	-	-
100-4800-51211	Insurance Deductable Expense	10,000	-	-	-
	Total Salary and Benefits	**319,967**	**533,700**	**57,200**	**67,200**
100-4800-52012	Supplies	18,259	23,100	22,100	24,100
100-4800-52015	Postage Mailing	5,822	5,000	7,000	7,000
100-4800-52020	Legal Notices	143	-	-	-
100-4800-52100	Memberships/Dues	23,674	23,800	28,400	29,300
100-4800-52115	Professional & Contractual Services	140,289	178,600	23,700	23,700
100-4800-52117	Legal Services	203	2,000	-	-
100-4800-52119	Bank/Admin Fees	-	5,000	-	-
100-4800-53010	City Hall Lease	175,074	27,200	2,000	2,000
100-4800-53020	Telephone	25,577	22,200	26,400	26,800
100-4800-53024	Solid Waste	783	-	-	-
100-4800-53025	Electricity	35,613	32,000	43,000	45,200
100-4800-53026	Water	2,734	2,500	4,800	5,200
100-4800-53028	Communications	6,447	4,900	6,500	6,700
100-4800-52300	Hdl Business Registration Fees	29,461	26,000	18,000	-
100-4800-54090	LAFCO Fee	2,668	3,000	2,700	3,000
100-4800-55000	GASB #87 Lease Clearing Contra Account	(176,853)	-	-	-
100-4800-55020	Expenditure: Lease Financing Principal	175,757	-	-	-
100-4800-55050	Expenditure: Lease	1,096	-	-	-
100-4800-55080	Subscription Financing Principal	13,416	-	-	-
100-4800-55090	Expenditure: Interest	1,733	-	-	-
100-4800-55100	Cash/Subscription Clearing	(15,149)	-	-	-
100-4800-58000	Miscellaneous	3,045	50,000	10,000	10,000
100-4800-58100	Furniture & Equipment	39	500	500	500
100-4800-58110	Hardware/Software	(139)	-	-	-
100-4800-58160	City Hall Renovations	-	500,000	-	-
100-4800-58135	Vehicle Storage	-	7,300	43,200	45,000
100-4800-59000	Transfers Out	382,755	320,000	320,000	18,000
	Total Other Expenditures	**852,448**	**1,233,100**	**558,300**	**246,500**
	TOTAL GENERAL FUND	**1,172,415**	**1,766,800**	**615,500**	**313,700**
	Total Non-Departmental - 4800	**$ 1,172,415**	**$ 1,766,800**	**$ 615,500**	**$ 313,700**

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2025-26 & 2026-27 Departmental Budget Detail

Department: Non-Departmental - 4800
Fund Number: General Fund - 100

Other Expenditures

		Proposed	
		2025-26	2026-27
100-4800-52012	Supplies		
	General & Kitchen Supplies $500/Month	$ 4,000	$ 6,000
	Coffee $200/Month	2,400	2,400
	Sparkletts $300/Month	3,600	3,600
	Total Office Supplies	10,000	12,000
	General Meeting Supplies	3,000	3,000
	Cintas First Aid $1100 Every Other Month	6,600	6,600
	City Staff Shirts	2,500	2,500
	Total Departmental Supplies	12,100	12,100
100-4800-52015	Postage Mailing		
	Pitney Bowes Postage 6@ $1000/upload	6,000	6,000
	Pitney Bowes Meter Rental $100/Qrtr	400	400
	Postage Supplies	600	600
	Total Postage Mailing	7,000	7,000
100-4800-52100	Memberships/Dues		
	League of CA Cities	14,800	15,200
	League of CA Cities - Riverside Division	200	200
	SCAG	4,500	4,500
	WRCOG Dues & AB939	8,500	9,000
	Amazon Prime	400	400
	Total Membership/ Dues	28,400	29,300
100-4800-52115	Professional & Contractual Services		
	Copiers - Lease Great America Fin $575/Month	6,900	6,900
	Copier Services - Maint. $1200/Month Innovati	14,400	14,400
	Shred-It/Stericycle 4 Boxes $200/Month	2,400	2,400
	Total Services	23,700	23,700

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2025-26 & 2026-27 Departmental Budget Detail

Department: Non-Departmental - 4800
Fund Number: General Fund - 100

Other Expenditures

		Proposed	
		2025-26	**2026-27**
100-4800-52300	Hdl Business Registration Fees	18,000	-
	Contract Ends December 2025		
100-4800-53010	City Hall Lease		
	Storage Lease	2,000	2,000
	Total City Hall Lease	2,000	2,000
100-4800-53020	Telephone		
	Frontier @$620/Month	7,500	7,500
	Voice Broadcast Service @$50/Month	600	600
	Ring Central	18,300	18,700
	Total Telephone	26,400	26,800
100-4800-53025	Electricity	43,000	45,200
100-4800-53026	Water	4,800	5,200
100-4800-53028	Communications		
	Fios @$180 Month	2,200	2,200
	Direct TV @$168/Month	2,100	2,300
	Verizon Data $180/Month	2,200	2,200
	Total Communications	6,500	6,700
100-4800-54090	LAFCO Fee	2,700	3,000
100-4800-58000	Miscellaneous-Contingency	10,000	10,000
100-4800-58100	Furniture & Equipment	500	500
100-4800-58135	Vehicle Storage	43,200	45,000
	Vehicle Storage $300 per Vehicle x12		
100-4800-59000	Transfers Out-Various		
	Cannabis Sales Tax Transfer to 125	320,000	18,000
	Total Transfers Out	320,000	18,000
	Total Other Expenditures	**$ 558,300**	**$ 246,500**

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2025-26 & 2026-27 Departmental Budget

Facilities

Account Number		2023-24 Actuals	2024-25 Mid-Year Budget	Proposed 2025-26 Budget	Proposed 2026-27 Budget
GENERAL FUND					
100-4850-51001	Salaries	$ -	$ -	$ 53,700	$ 56,700
100-4850-51002	Cash-Outs	-	-	2,100	2,200
100-4850-51010	Overtime	-	-	3,300	3,300
100-4850-51105	Cell Phone Allowance	-	-	500	500
100-4850-51107	Internet Allowance	-	-	500	500
100-4850-51150	PERS Retirement	-	-	4,300	4,500
100-4850-51160	Medicare	-	-	900	900
100-4850-51164	SUI	-	-	100	100
100-4850-51200	Medical Ins.	-	-	12,900	12,900
100-4850-51201	Dental Ins.	-	-	1,300	1,300
100-4850-51202	Vision Ins.	-	-	200	200
100-4850-51204	Life Ins.	-	-	200	200
	Total Salary and Benefits	**-**	**-**	**80,000**	**83,300**
100-4850-52012	Supplies	-	-	5,000	5,900
100-4850-52100	Memberships/Dues	-	-	400	-
100-4850-52115	Professional & Contractual Services	-	-	185,700	212,300
100-4850-58100	Furniture & Equipment	-	-	-	2,800
	Total Other Expenditures	**-**	**-**	**191,100**	**221,000**
100-4850-53025	**Electricity TOTAL GENERAL FUND**	**-**	**-**	**271,100**	**304,300**
100-4850-53026	**Water Facilities - 4850**	**$ -**	**$ -**	**$ 271,100**	**$ 304,300**

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2025-26 & 2026-27 Departmental Budget Detail

Facilities Facilities - 4850
Fund Number: General Fund - 100
Other Expenditures

	Proposed	
	2025-26	**2026-27**
100-4850-52012 Supplies		
Facility Material	2,500	2,900
Site Consumable	1,000	1,200
Landscaping Irrigation Supplies	1,500	1,800
Total Supplies	5,000	5,900
100-4850-52100 Memberships/Dues		
IFMA	300	-
IFMA Local Chapter	100	-
Total Membership/ Dues	400	-
100-4850-52115 Professional & Contractual Services		
Contracted Services		
Security Services	29,000	33,400
Janitorial Services	70,000	80,500
Janitorial Supplies	3,500	4,000
Parking Lot Sweeping	7,700	7,700
Lighting Maintenace	6,000	6,900
Elevator Maintenance (Monthly Service & Misc Inspection Repair)	5,500	6,400
HVAC Maintenance (Quarterly Services and Misc Repair)	20,000	23,000
First Aid		
First Aid & Safety (Monthly Cabinet Services)	8,800	10,200
AED Maintenance (Batteries and Pads)	1,200	1,400
Eye Wash Station	1,900	2,200
Facility Safety		
Fire Extinguisher Inspections	1,800	2,100
Fire Riser Inspection	1,000	1,200
Fire Alarm Maintenance	2,000	2,300
Doors - Access Control	2,500	2,900
Elevator Annual Certifications	500	600
Facility Maintenance		
Electrical Maintenance	2,000	2,300
CC&R	5,000	5,000
Plumbing	9,800	11,300
Jetting Maintenance (Twice a Year)	1,600	2,100
Lock Repairs	1,500	1,800
Door Maintenance	2,000	2,200
Pest Control (De Anza)	2,400	2,800
Total Services	185,700	212,300
100-4850-58100 Furniture & Equipment	-	2,800
Office Chairs		
Total Other Expenditures	**$ 191,100**	**$ 221,000**

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Workshop

Proposed Draft FY2026 & FY2027 General Government Budgets

March 12th, 2025, City Council Meeting

Tax Revenue Overview

Property Tax Collections Continue to Be High

- For FY2024-25 Most of the Assessed Value Property Taxes Have Been 6.5%-6.8% Higher Than FY2023-24
- Predicting 5% and then 4% Increases
- FY2025 VLF In Lieu was 8.1% Over FY2024 – Projecting 6% Increase for FY2026

Sales Tax & Franchise Fees Flat

- Bradley Burns Sales Tax Flat as Online Sales Continue to Dominate
- Franchise Fees Flat
- Additional Cannabis Stores a Potential Wild Card

General Government Highlights

City Council

- $2,500 per Councilmember for Meetings/Conferences
- $2,500 per Councilmember for Travel to Events & Conferences
- $500 per Councilmember for Apparel

City Manager

- League Attendance for 2 Executives
- $10,000/year for Special Projects

City Clerk

- $29,000 per Year for LaserFiche Records and Contract Management Modules
- $46,000 for Election in FY2026-27

General Government Highlights

Economic Development

- $24,000/Year for Contract Admin Assistant for Business Registration Administration
- Legislative Lobbyists Retainer Moved to Economic Development from City Manager's Office
- $5,000 for Government Service How-to Videos
- Transfer to In-House Business Registrations at End of Calendar Year 2025

Admin Services – HR/Risk/Finance/IT

- $50,000 in Finance for Continued Oracle Implementation
- Addition of NeoGov HRIS Module
- Separate Cost Center Established for Risk Management
- Significant Increase in Liability Insurance Due to Onboarding of Staff
- Budgeted Monies for Comprehensive Fiscal Analysis Study

General Government Highlights

Community Services

- $25,600 for 20 Acre Park Maintenance
- $50,000 in FY2025-26 for Recreation Software
- Developing Comprehensive Citywide Graffiti Abatement Program
- $28,200 for 27 Acre Park Maintenance

Facilities

- New Cost Center Established for Facilities
- HVAC Replacement Will be Funded by Grant in Fund 210
- Will Seek Grants for Roof Repair

Non-Departmental

- Will Roll Over Remaining Renovation Budget Closer to Year-End
- WRCOG Member Dues to Double
- Plan to Do Request for Quotes for Copier Leases in FY2026
- $43,200 for Vehicle Storage, Will Adjust Once Field Operations Center Acquired
- Cessation of Cannabis Sales Tax Transfer for General Plan Update in FY2026-27

Going Forward

- These Draft Budgets are Still Subject to Adjustment as Conditions Change
- The Community Development and Public Works Budgets Will Be Presented at the Next Meeting
- The Development Revenue Projections are Still Being Reviewed
- The Preliminary 5-Year Forecast Will be Brought to the Next Workshop

Going Forward

December 2nd, 2024 – Public Budget Priority Survey Sent Out

January 2nd, 2025 – Survey Closes

January 15th, 2025 – Biennial Budget Citywide Goals Discussion

February 12th, 2025 – First Budget Workshop with City Council
City Goals, Council Priorities, and Department Goals for Budget Cycle

March 12th, 2025 – Second Biennial Budget Workshop with City Council
General Government Budget Workshop

April 9th, 2025 - Third Biennial Budget Workshop with City Council
Community Development and Public Works Budget Workshop

May 14th, 2025 – Final Biennial Budget Workshop with City Council
Public Safety Departments Budget Workshop

June 11th, 2025 – Biennial Budget, GANN, and CIP Plan taken to the City Council
Budget Adoption

July 1st, 2025 – First year of Biennial Budget goes into effect

Questions?

SUBJECT: Resolution Authorizing Issuance of Special Tax bonds, Series 2025 for Community Facilities District No. 2022-2 (Horizon Place)

SUBMITTED BY: Heidi Schrader, Administrative Services Director

PREPARED BY: Heidi Schrader, Administrative Services Director

ACTION:
1. Adopt a Resolution entitled:

RESOLUTION NO. 2025-___
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT WITH LAKE ELSINORE UNIFIED SCHOOL DISTRICT RELATING TO COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR

2. Adopt a Resolution entitled:

RESOLUTION NO. 2025 - ___
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR AUTHORIZING THE ISSUANCE OF ITS SPECIAL TAX BONDS, SERIES 2025 IN A PRINCIPAL AMOUNT NOT TO EXCEED EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS ($8,500,000) AND APPROVING CERTAIN DOCUMENTS AND TAKING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

3. Authorize the issuance of the Community Facilities District 2022-2 (Horizon Place) Special Tax Bonds, Series 2025 in an aggregate principal not to exceed $8,500,000

4. Approve the financing team, as identified herein, for this transaction and authorize the City Treasurer or any duly authorized designee, to pay the costs of such firms in connection with this financing from CFD 2022-2 Series 2025 bond proceeds

5. Authorize the City Manager and Administrative Services Director, or designees, to execute all documents related to the issuance of the Special Tax Bonds for Community Facilities District No. 2022-2 (Horizon Place) and the ability to make minor changes to these documents as required to carry out the financing.

SUMMARY:
This item will consider the issuance of the Community Facilities District No. 2022-2 (Horizon

Place) Special Tax Bonds, Series 2025 in an aggregate principal amount not to exceed $8,500,000.

BACKGROUND:
On April 13, 2022, the City Council adopted Resolution No. 2022-13 (Resolution of Intention) with respect to the establishment of Community Facilities District No. 2022-2 (Horizon Place). On June 8, 2022 the City held a public hearing and a Special Election of all landowners within the proposed CFD 2022-2 regarding the formation of CFD 2022-2. At the same time, the City adopted a Resolution establishing CFD 2022-2 and a Resolution determining the necessity to incur bonded indebtedness in an aggregate principal amount not to exceed $10,000,000.

The Resolution of Formation specified that Special Taxes will be levied on all parcels of taxable value within CFD 2022-2 to pay the principal and interest on any bonds of the District that may be issued and sold. These bonds are being issued to finance City Facilities, Lake Elsinore Unified School District facility costs, Elsinore Valley Municipal Water District facility costs, and to pay the costs of the District to issue the bonds. The District also incurs annual administrative expenses for determining, apportioning, levying and collecting special taxes and reporting on and paying the principal and interest on the Bonds. These costs are funded from the ongoing levy of special taxes within the District.

DISCUSSION:

Lennar Homes, the Developer of CFD 2022-2 requested the City sell bonds to finance public improvements described above and other costs associated with CFD 2022-2. As of January 6, 2025, Lennar Homes had completed and conveyed 110 of the 136 homes within the District to individual homeowners. That equates to approximately 81% of homes within the District conveyed to individual homeowners.

The first Resolution is required to facilitate financing by CFD 2022-2 from the Special Tax Bonds for school facilities of the Lake Elsinore Unified School District. The second Resolution authorizes the issuance of the Special Tax Bonds and authorizes certain representatives of the City to execute documents or otherwise to take actions necessary to facilitate closing of the Special Tax Bonds, within certain parameters.

Financing Team
The Financing Team for this transaction consists of City staff from the Finance and Public Works Departments, and Counsel from the City Attorney's office; Wilmington Trust, National Association, will act as Trustee; Stradling Yocca Carlson & Rauth LLP, is serving as Bond Counsel and Disclosure Counsel; Spicer Consulting Group, LLC, is Special Tax Consultant; and CSG Advisors Incorporated, is Municipal Advisor. Raymond James & Associates, Inc. is the Underwriter of the Bonds. Raymond James was selected based on their response to a competitive request for proposal. Costs associated with the bond issuance will be paid from bond financing proceeds.

Stephen G. White, MAI conducted an appraisal dated January 21, 2025 (Attachment 4) of certain land and existing improvements within the District to provide and estimate of the market value of the land and improvements. The Appraisal Report provides an estimate of the approximate market value of the "as-is" condition of the property in the District subject to the levy of Special Taxes, assuming that development of the property as currently planned will consist of 136 townhome-type attached homes. The Appraiser concluded that the minimum

market value of all of the parcels within the District subject to the Special Tax was $54,520,000 as of January 6, 2025 (the "Date of Value".) If the Appraisal needs to be updated for investors due to the elapse of time between appraisal and bond sale, a Supplemental Appraisal Report can be prepared, bringing the Date of Value forward, assuming nothing has occurred that would have resulted in a lower valuation since the prior Date of Value.

Good Faith Estimates

On October 9, 2017, Senate Bill 450 (SB 450) added Section 5852.1 to the California Government Code. SB 450 requires, prior to issuance of bonds, a public agency disclose in a public meeting, good faith financing estimates provided by and Underwriter, Municipal Advisor, or private lender. These estimates include: a) the True Interest Cost of the bonds; b) the total finance charge of the bonds equal to the sum of all fees and charges paid to third parties; c) the amount of estimated bond proceeds minus the total finance charge of the bonds, and any reserves funded from proceeds of the bonds; and d) the total payment amount. The total payment amount should be calculated to the final maturity of the bonds. The following Good Faith Estimate was prepared by Municipal Advisor, CSG Advisors, Incorporated, in consultation with the Underwriter Raymond James, based on market conditions on January 17, 2025. The following estimates have no bearing on, and should not be misconstrued as, any not to exceed financial parameters authorized under the Resolution:

a. The true interest cost of the Bonds is estimated at 4.91% calculated as provided in Section 5852.1(a)(1)(A) of the Code.
b. The finance charge of the Bonds, including all fees and charges paid to third parties, is estimated at $287,000.
c. The amount of proceeds received by the District to fund the public improvements, less the finance charge of the Bonds described above, and any reserves or capitalized interest paid or funded with proceeds of the Bonds is $6,665,000
d. The total payment amount calculated as provided in Section 5852.1(a)(1)(D) of the Code is estimated at $15,687,000.

The foregoing estimates and the final costs will depend on market conditions and can be expected to vary from the estimated amounts set forth above.

The table below provides the estimated total finance charge associated with the bond issuance, based on the estimated fees.

Estimated Cost of Issuance	Series 2025 Bonds
Bond/Disclosure Counsel (Stradling)	$75,000
Municipal Advisor (CSG)	30,000
Property Appraiser (White)	16,000
Trustee & Trustee Counsel (Wilmington)	4,500
Underwriter (Raymond James) - includes Counsel	64,000
Special Tax Consultant (Spicer)	25,000
Printer (Imagemaster)	3,500
City Administration	6,500

Issuer's Counsel (City Attorney)	8,000
Developer Reimbursement for Formation (est.)	50,000
Contingency	4,500
Total	$287,000

FISCAL IMPACT:
There is no fiscal impact to the City of Wildomar. The cost of financing, staff administration, and the debt service on the bonds will be paid through Special Taxes levied within CFD 2022-2 (Horizon Place.) The bonds are not obligations of the City, but are rather secured by the Special Taxes of CFD 2022-2.

ACCOUNT CODE:
Fund 613

ATTACHMENTS:
RESOLUTION OF APPROVING JCFA CITY OF WILDOMAR CFD 2022-2 (SCHOOL DISTRICT).docx
JCFA with Lake Elsinore USD (READY FOF EXECUTION on 2-26-25)(517433577.1).pdf
RESOLUTION OF ISSUANCE (Horizon Place) 2025 Special Tax Bonds.docx
BOND INDENTURE CITY OF WILDOMAR CFD 2022-2 (HORIZON PLACE).docx
PRELIMINARY OFFICIAL STATEMENT CITY OF WILDOMAR CFD 2022-2 (HORIZON PLACE).docx
DISTRICT CONTINUING DISCLOSURE CERTIFICATE (WILDOMAR 2022-2) (HORIZON PLACE) 2025 Special Tax Bonds.docx
Bond Purchase Agreement.docx
Appraisal Report.pdf
Community Facilities District 2022-2 (Horizon Place).pptx

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR APPROVING EXECUTION AND DELIVERY OF A JOINT COMMUNITY FACILITIES AGREEMENT WITH LAKE ELSINORE UNIFIED SCHOOL DISTRICT RELATING TO COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR

WHEREAS, on June 8, 2022, the City Council (the "City Council") of the City of Wildomar (the "City") adopted a resolution (the "Resolution of Formation") authorizing the formation of Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar ("Community Facilities District No. 2022-2" or the "District"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, pursuant to Section 53316.2 of the Act, a community facilities district is authorized under the Act to finance facilities to be owned or operated by an entity other than the agency that created the community facilities district pursuant to a joint community facilities agreement; and

WHEREAS, the City desires to enter into a Joint Community Facilities Agreement (the JCFA") with the Lake Elsinore Unified School District (the "School District") and Lennar Homes of California, LLC, a California limited liability company, relating to certain facilities proposed to be financed by the District and to be owned and operated by School District; and

NOW, THEREFORE, THE CITY COUNCIL, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Each of the above recitals is true and correct.

SECTION 2. The form of the JCFA presented at this meeting is hereby approved and each of the Mayor, the City Manager, the Administrative Services Director, or their written designees is hereby authorized and directed to execute the JCFA in the form hereby approved, with such additions therein and changes thereto as the officer or officers executing the same deem necessary, with such approval to be conclusively evidenced by the execution and delivery of the JCFA. The City Council hereby finds and determines that the JCFA will be beneficial to the residents of the territories served by the School District and included within the jurisdictional boundaries of the District.

SECTION 3. This Resolution shall be effective upon its adoption.

PASSED, APPROVED AND ADOPTED this 12th day of March, 2025:

Ashlee DePhillippo
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales
City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF WILDOMAR)

I, Janet Morales, City Clerk of the City of Wildomar, California, do hereby certify that Resolution No. _____ was adopted by the City Council of the City of Wildomar, California, at the Regular meeting of March 12, 2025 and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Janet Morales
City Clerk
City of Wildomar

JOINT COMMUNITY FACILITIES AND

SCHOOL FACILITIES FUNDING AGREEMENT

by and among

THE CITY OF WILDOMAR,

LAKE ELSINORE UNIFIED SCHOOL DISTRICT,

AND

LENNAR HOMES OF CALIFORNIA, LLC

RELATING TO

COMMUNITY FACILITIES DISTRICT NO. 2022-2

OF THE CITY OF WILDOMAR

Dated March 12, 2025

JOINT COMMUNITY FACILITIES AND SCHOOL FACILITIES FUNDING AGREEMENT BY AND AMONG THE CITY OF WILDOMAR, LAKE ELSINORE UNIFIED SCHOOL DISTRICT, AND LENNAR HOMES OF CALIFORNIA, LLC

(Relating to Community Facilities District No. 2022-2 of the City of Wildomar)

THIS JOINT COMMUNITY FACILITIES AND SCHOOL FACILITIES FUNDING AGREEMENT ("Agreement") is made and entered into by and among **THE CITY OF WILDOMAR**, a general law city organized and operating under the laws of the State of California ("City"), the **LAKE ELSINORE UNIFIED SCHOOL DISTRICT**, a California public school district organized and existing pursuant to California law ("School District"), and **LENNAR HOMES OF CALIFORNIA, LLC**, a California limited liability company ("Developer").

R E C I T A L S:

A. Developer holds sole development rights to certain real property located within the boundaries of both the City and the School District and designated as Riverside County Tract Map No. 36672 ("Property"). The boundaries of the Property are depicted in Exhibit "A" attached hereto. The Developer has obtained entitlements to develop the Property with approximately 136 attached residential dwelling units (collectively, the "Project").

B. The development of the Project will require that the School District provide additional School Facilities (defined below) to accommodate the students who will be generated by the development of the Project. The Developer and the School District have agreed that in consideration for the financing of the Mitigation Amount (as defined herein) through the CFD (as defined herein), the School District shall receive from the proceeds of bonds of the CFD the amount of $366,492 above the School Fees that have been paid by the Developer at the time the Certificates of Compliance were issued for all 136 lots in the Project in accordance with the terms of this Agreement. The City Facilities (as defined herein) and School Facilities are in certain instances herein collectively referred to herein as the "Facilities."

C. Pursuant to actions of the City, the City has formed the CFD pursuant to the provisions of the Act (as defined herein). The Parties herein have acknowledged and agreed that the City shall be solely responsible for the formation and administration of the CFD including the costs thereof.

D. In accordance with Sections 53313.5 and 53316.2 of the Act, the CFD may finance facilities to be owned or operated by the School District. It is the intention of the Parties that this Agreement shall constitute a "joint community facilities agreement" ("JCFA") within the meaning of Section 53316.2 of the Act by and among the City, School District and the Developer pursuant to which the CFD will be authorized to provide financing for the School Facilities. Pursuant to Section 53316.2(b) of the Act, a JCFA may be approved by two or more public agencies prior to the

adoption of a resolution authorizing the issuance of bonds. As provided by Section 53316.6 of the Act, the City shall be responsible for constructing or otherwise acquiring, maintaining and operating the City Facilities, and the School District shall be responsible for constructing or otherwise acquiring, maintaining and operating the School Facilities.

E. The provision of the City Facilities and the School Facilities is necessitated by the Project, and the Parties find and determine that the residents of the City, School District and CFD will be benefited by the financing of the City Facilities and School Facilities as set forth herein, and that this Agreement is beneficial to the interests of such residents.

ARTICLE I

GENERAL PROVISIONS

Section 1.1 Recitals.

The above recitals are true and correct and are hereby incorporated as effective and operative provisions of this Agreement.

Section 1.2 Definitions.

Unless the context clearly otherwise requires, the terms defined in this Section shall, for all purposes of this Agreement, have the meanings herein specified.

(a) "Act" means the Mello-Roos Community Facilities Act of 1982, as amended, commencing with California Government Code Section 53311, *et seq.*

(b) "Agreement" means this Joint Communities Facilities and School Facilities Funding Agreement.

(c) "Bond Proceeds" shall mean those net funds generated by the sale of Bonds.

(d) "Bond Resolution" means that Resolution, Resolution Supplement, Fiscal Agent Agreement, Indenture of Trust and/or other equivalent document(s) providing for the issuance of Bonds.

(e) "Bonds" shall mean those bonds, or other securities, issued by, or on behalf of, the CFD, as authorized by the qualified electors within the CFD.

(f) "Certificate of Compliance" means a certificate issued by School District pursuant to California Education Code Section 17620(b) for purposes of certifying that Developer has paid or satisfied the School Fees needed to obtain one or more building permits for development to occur within the Property.

(g) "CFD" means Community Facilities District No. No. 2022-2 of the City.

(h) "City Facilities" means the facilities which may be financed by the CFD to be constructed, acquired, owned and/or operated by the City as described in the formation proceedings of the CFD.

(i) "Credit Account" means a fund, account or sub-account, regardless of how designated, held by, or on behalf of, the School District and applied and accounted for as set out in Section 2.5 hereof.

(j) "Deposit" means the funds that were advanced to School District by Developer for all 136 units in the amount of $1,051,032.17, as a condition to issuance by the School District of Certificates of Compliance for all 136 lots.

(k) "Developer" means Lennar Homes of California, LLC, a California limited liability company, and its successors and assigns.

(l) "Disbursement Request" means a request for payment relating to School Facilities in the form attached hereto as Exhibit "B."

(m) "Lake Elsinore School Facilities Account" means the fund(s), account(s) or sub-account(s) of the CFD (regardless of its designation within the Bond Resolution) into which a portion of the Bond Proceeds may be deposited in accordance with the Bond Resolution in order to finance the School Facilities .

(n) "Mitigation Amount" means the funding through the CFD to mitigate the school facilities impact(s) of the Project in an amount equal to the Deposit plus $366,492.

(o) "Party" shall mean any one of the parties to this Agreement, and "Parties" shall mean, collectively, all of the parties to this Agreement.

(p) "Rate and Method" means the Rate and Method of Apportionment of the Special Tax authorizing the levy and collection of special taxes pursuant to proceedings undertaken for the formation of the CFD pursuant to the Act.

(q) "School Facilities" means interim and permanent school facilities of the School District including classrooms, multi-purpose facilities, administration and auxiliary space at school facilities, athletic fields, playgrounds and recreational facilities and improvements thereto, landscaping, access roadways, drainage, sidewalks and gutters and utility lines, furniture, equipment and technology, including technology upgrades and mobile devices and infrastructure therefore, with a useful life of at least five (5) years at such school facilities.

(r) "School Fees" means fees and charges that were levied pursuant to Education Code Section 17620 *et seq.* and Government Code Sections 65995 *et seq*. on the Developer as a condition of receiving Certificates of Compliance for all 136 lots.

(s) "Special Taxes" means the special taxes authorized to be levied and collected by the CFD pursuant to the Rate and Method.

(t) "State" means the State of California.

Unless the context otherwise indicates, words expressed in the singular shall include the plural and vice versa and the use of the neuter, masculine or feminine gender is for convenience only and shall be deemed to include the neuter, masculine or feminine gender, as appropriate. Headings of sections herein are solely for convenience of reference, do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.

All references herein to "Sections" and other subdivisions are to the corresponding Sections or subdivisions of this Agreement; the words "herein," "hereof," "hereby," "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Section or subdivision hereof.

ARTICLE II

FORMATION OF THE CFD AND ISSUANCE OF BONDS

Section 2.1 Formation of the CFD.

The City has undertaken proceedings pursuant to the Act for the formation of the CFD, the authorization of the Special Taxes and the authorization of bonded indebtedness on behalf of the CFD, with the qualified electors approving such Special Taxes and the authorization of bonded indebtedness as provided for under the Act and related State law. The Parties expressly acknowledge and agree that the School District shall have no responsibility or liability for any costs or expenses of forming or administering the CFD. The Parties expressly agree that for purposes of this Agreement the School District may presume that the proceedings for the formation of the CFD, actions for approval of the levy and collection of the Special Taxes and authorization for the CFD to incur bonded indebtedness were validly undertaken and completed.

Section 2.2 Mitigation Amount Payments/Deposits.

(a) Prior to School District's receipt of Bond Proceeds, as described in this Section, Developer obtained Certificates of Compliance for all 136 lots within the Project by providing the Deposit to the School District equal to the then-applicable School Fees. The School District may commingle any or all of the Deposit with other capital facilities funds of the School District for purposes of investment and safekeeping, and the School District may use the Deposit for any or all purposes as authorized by law, but, for purposes of this Agreement, the School District shall at all times maintain records sufficient to track the amount and disposition of the Deposit.

(b) The Deposit provided to the School District prior to receipt by the School District of Bond Proceeds, which Bond Proceeds supplant such Deposit, will be refunded by the School District to Developer upon deposit of such supplanting Bond Proceeds into the Lake Elsinore School Facilities Account in accordance with this Section 2.2.

(c) Bond Proceeds deposited into the Lake Elsinore School Facilities Account shall supplant the Deposit and to the extent that the Bond Proceeds deposited into the Lake Elsinore School Facilities Account (the "School CFD Proceeds") are equal to Mitigation Amount, the full amount of the Deposit shall be refunded to the Developer. If the School CFD Proceeds are not equal to the Mitigation Amount, the School District shall refund to the Developer an amount equal to the School CFD Proceeds less $366,492. All amounts not refunded to the Developer shall be retained and used by School District as permitted by law and this Agreement. The School District agrees that its right to amounts in excess of the Deposit shall come only from Bond Proceeds and under no circumstances shall the Developer be required to pay any further amounts to the School District under this Agreement. Notwithstanding the foregoing, should the City, for any reason, not approve this Agreement and School Facilities are not financed by the CFD, the Project shall be considered fully mitigated by the Deposit previously paid for all 136 lots without any further liability on the part of the Developer.

(d) The City and the CFD shall not be responsible, or liable, for funding of School Facilities or repayment of the Deposit from any source of funds other than Bond Proceeds allocated and deposited for such purpose.

Section 2.3 Issuance and Sale of Bonds.

(a) The City Council, acting as the legislative body of the CFD, may, in its sole discretion, in accordance with its adopted policies, adopt one or more Bond Resolutions and issue Bonds. Prior to the City Council adopting a Bond Resolution, Developer, or another Party on behalf of the Developer, shall notify School District, in writing, of: (i) the estimated issuance date for each series of Bonds and (ii) the estimated amount of Bond Proceeds to be deposited in the Lake Elsinore School Facilities Account.

(b) School District shall have no obligation, responsibility, or authority with respect to the issuance and sale of the Bonds, the Bond Proceeds available to finance School Facilities, the payment of the principal and interest on the Bonds, or for the levy of the Special Taxes to provide for the payment of principal and interest thereon. The City and the CFD shall have the sole authority and responsibility for all such matters.

(c) The Parties hereto specifically agree that, except as provided in Section 2.4, the liabilities of the CFD, including liabilities, if any, of the CFD pursuant to the documents providing for the issuance of Bonds, including the Bond Resolution, shall not be or become liabilities of School District.

Section 2.4 Use of Bond Proceeds to Finance School Facilities.

(a) In the event that Bonds are issued, the City, or the CFD (as may be applicable) shall determine the amount of Bond Proceeds to be deposited into the Lake Elsinore School Facilities Account or any applicable accounts or subaccounts thereof. Nothing herein shall supersede the obligation of the Developer and/or its successors in interest with respect to the Property to pay School Fees to School District, when due, on account of commercial, industrial, age-restricted or other development not within the scope of this Agreement. The purpose of this Agreement is to provide a mechanism by which the CFD may levy and collect Special Taxes and issue Bonds to provide a source of funds to finance School Facilities for residential development within the Project through the payment of the Mitigation Amount.

(b) In connection with the issuance of any Bonds, a portion of the proceeds of which are to be made available pursuant to this Agreement to finance the acquisition, construction and installation of School Facilities, School District agrees to execute and deliver such certifications concerning the School District and/or the School District's use of Bond Proceeds deposited into the Lake Elsinore School Facilities Account as may be reasonably required in order for City bond counsel to conclude, at the time of Bond issuance, that interest on such Bonds will be excludable from gross income under Section 103 of the Internal Revenue Code of 1986 and any amendments thereto. If expressly requested by the City, the CFD or City bond counsel, the School District shall confirm that the Bond Proceeds shall be, or have been, expended on School Facilities which have a direct or indirect benefit to the property within the CFD.

Section 2.5 Mitigation Credit Account.

After being notified by the fiscal agent for the Bonds, or equivalent City or CFD consultant, that Bond Proceeds have been deposited into the Lake Elsinore School Facilities Account, School District will establish a Credit Account in which the Bond Proceeds allocated to the School District shall be deposited. The School District shall disburse funds on deposit in the Credit Account pursuant to Section 2.2.

Section 2.6 Disbursements of Funds for School Facilities.

(a) From time to time following the deposit of Bond Proceeds into the Lake Elsinore School Facilities Account, the School District may notify the City in writing and request a disbursement from the Lake Elsinore School Facilities Account into the Credit Account to fund School Facilities by executing and submitting an executed Disbursement Request to the City, the CFD or to the Bonds fiscal agent, as the Bond Resolution shall provide. Upon receipt of such Disbursement Request, completed in accordance with the terms of this Agreement, the CFD or the Bonds fiscal agent shall wire transfer, or otherwise pay, to School District such requested funds to the extent that Bond Proceeds are available in the Lake Elsinore School Facilities Account for such purpose.

(b) School District agrees that prior to submitting a Disbursement Request requesting payment from the CFD, it shall review and approve all costs included in its request and will have already paid or incurred such costs of School Facilities from its own funds subsequent to the date of this Agreement, or will disburse such amounts to pay the costs of School Facilities following receipt of such funds from the CFD. In the event that School District does not disburse any Bond Proceeds received by it to third parties within five banking days of receipt, it will trace and report to the CFD all earnings, if any, earned by School District, from the date of receipt of such Bond Proceeds by School District to the date of expenditure by School District for costs of the School Facilities as defined herein.

Section 2.7 Full Mitigation.

(a) The Parties hereto acknowledge that the Project has been fully mitigated by the terms of this Agreement, the deposit of Bond Proceeds into the Credit Account, and the disbursement in accordance with Section 2.2 herein. Other than the Deposit that has already been paid to the School District, the Developer shall have no obligation to pay the School District any additional amounts to mitigate the Project.

(b) School District agrees to utilize or apply Bond Proceeds provided to it by the CFD, in accordance with the Act, the Local Agency Special Tax and Bond Accountability Act (described in Section 4.1 hereof), the requirements of federal tax law compliance with which is necessary in order for interest on the Bonds to be excluded from the gross income of the recipients for federal income tax purposes and other applicable law, and as set forth herein.

Section 2.8 Indemnification.

(a) Indemnification by the City. The City shall assume the defense of, indemnify and save harmless, the School District, and the Developer, their respective officers, employees and agents, and each and every one of them, from and against all actions, damages, claims, losses, and/or expenses of any and every type and description (each a "Liability" and collectively, "Liabilities") to which they may be subjected or put, by reason of, or resulting from, any negligent act or omission or willful

misconduct of the City or the CFD with respect to this Agreement; provided, however, that the City shall not be obligated in accordance with the foregoing to the extent any Liability is attributable to the negligence or willful misconduct of any other Party or its officers, agents or employees, in which event the Parties shall be responsible and liable on a comparative basis.

(b) Indemnification by Developer. The Developer shall assume the defense of, indemnify and save harmless, the School District, the City, and the CFD, their respective officers, employees and agents, and each and every one of them, from and against all Liabilities to which they may be subjected or put, by reason of, or resulting from, any negligent act or omission or willful misconduct of the Developer with respect to this Agreement provided, however, that the Developer shall not be obligated in accordance with the foregoing to the extent any Liability is attributable to the negligence or willful misconduct of any other Party or its officers, agents or employees, in which event the Parties shall be responsible and liable on a comparative basis.

(c) Indemnification by School District. The School District shall assume the defense of, indemnify and save harmless, the City, the CFD, and the Developer, their respective officers, employees and agents, and each and every one of them, from and against all Liabilities to which they may be subjected or put, by reason of, or resulting from, any negligent act or omission or willful misconduct of the School District with respect to this Agreement; provided, however, that the School District shall not be obligated in accordance with the foregoing to the extent any Liability is attributable to the negligence or willful misconduct of any other Party or its officers, agents or employees, in which event the Parties shall be responsible and liable on a comparative basis.

(d) Comparative Liability. Notwithstanding anything to the contrary, in the event a court of competent jurisdiction, or an arbitrator if the Parties have agreed to arbitration, determines that more than one of the Parties are, to some extent, responsible for the existence of any Liability, those Parties shall request that the court or arbitrator determine their comparative liability with respect to that Liability. Thereafter, those Parties shall be responsible for any damages payable on account of such Liability consistent with such comparative liability determination, and a Party shall be entitled to reimbursement, for damages that it has paid in excess of its share of damages based on such comparative liability determination, from the other responsible Party or Parties.

(e) Statutory Liability. Notwithstanding anything to the contrary, in the event a final judgment issued by a court of competent jurisdiction, or an arbitrator if the Parties have agreed to arbitration, determines that this Agreement is an agreement within the scope of Government Code Section 895 and, in connection therewith, imposes liability on either the City or the School District solely by virtue of Government Code Section 895.2, then the City or School District, as applicable, shall be entitled to contribution as provided by Government Code Section 895.6. In the event Government Code Sections 895, 895.2 and/or 895.6 are amended or repealed, the requirements of this Subsection shall apply with respect to any similar, successor or superseding law that imposes liability on either the City or the School District consistent with provisions of Government Code Sections 895.2 and 895.6 in effect as of the Effective Date.

Section 2.9 Mitigation of School Facilities Obligations with Respect to the Project.

The Developer and the School District agree that, with respect to development of the Project, the payment of the Deposit to School District, and the deposit of the Bond Proceeds, as set forth herein, shall constitute the full extent of the obligation of the Property Owner to mitigate the impacts on the School Facilities of the School District arising from development of the Project.

Subject to compliance with the terms hereof, the School District shall not oppose development of the Project or any request by the Developer for a land use or other governmental approval, whether legislative, administrative, discretionary or ministerial, sought for the development of the Project. No development, change of development, governmental approval or change in any governmental approval with respect to the Project shall constitute the basis for any amendment or termination of this Agreement.

Section 2.10 Waiver of State and Local Funding Credits and Right to Protest.

In consideration of School District's agreement with respect to the Project under this Agreement, the Developer hereby waives, on behalf of itself and all of its respective successors in interest with respect to the Property (including future property owners), any and all past, present, and future rights any of them may have to credit against, or fair share reduction in, the Deposit based upon State matching funding provided to School District or the proceeds from a School District-wide special tax or general obligation bond authorization, or School Facilities Improvement District ("SFID") bond authorization for school facilities. Nothing in the foregoing or elsewhere in this Agreement shall be deemed or construed to constitute an acknowledgement or agreement by the School District that the Developer or its successors have or would be entitled to any such credit or reduction. In addition, the Developer knowingly waives its right of protest as may be afforded by Government Code Section 66020 or any other provision of law; provided that nothing in this Agreement shall be deemed or construed to preclude the Developer from asserting that the School District has breached any obligation it may have pursuant to this Agreement.

Section 2.11 Developer Advance.

The Developer has previously deposited with School District the amount of Fifteen Thousand Dollars ($15,000) to be used to advance fund the School District's costs associated with negotiating, entering into and administering this Agreement. Such advance may be reimbursed to the Developer, subject to the approval of the City and/or the CFD, solely from Bond Proceeds, but under no circumstances shall School District be obligated to refund, reimburse, or otherwise repay the advance, or any portion thereof, to the Developer from any source of funds of the School District. Notwithstanding the foregoing, should the City, for any reason, not approve this Agreement, any then unexpended and uncommitted balance of the funds advanced pursuant to this Section shall be refunded to Developer within fourteen (14) business days after School District is notified in writing by the City that this Agreement has not been and will not be, approved by the City.

Section 2.12 Administration of the CFD.

The City shall have the power, duty and responsibility to provide for the administration of the CFD, subject to the terms hereof and the Bond Resolution, including employing and compensating all consultants and providing for the various other administration duties set forth in this Agreement. It is understood and agreed by Parties that School District was not or will not be considered a participant in the proceedings relative to formation of the CFD or the issuance of the Bonds, other than as a Party to this Agreement. For avoidance of doubt, all proceeds of the Special Taxes levied by the CFD shall, as and when collected, be allocated and distributed for use by the City and/or the CFD, not any other Party or any third party.

Section 2.13 Construction, Ownership and Maintenance of School District Facilities. The City shall have no responsibility for the acquisition, construction and installation of the School Facilities. The School Facilities shall be and remain the sole and separate property of the School District and shall be operated, maintained and utilized by the School District. The City shall not have any ownership interest in, or responsibility for the operation, maintenance or utilization of, the School Facilities.

Section 2.14 Construction, Ownership and Maintenance of City Facilities. The School District shall have no responsibility for the acquisition, construction and installation of the City Facilities. The City Facilities shall be and remain the sole and separate property of the City and shall be operated, maintained and utilized by the City. The School District shall not have any ownership interest in the City Facilities, and the School District shall have no responsibility for the operation, maintenance or utilization of the City Facilities.

ARTICLE III

TERM AND TERMINATION

Section 3.1 Effective Date.

This Agreement shall become effective and of full force and effect as of the date ("Effective Date") that this Agreement is approved and executed by the last of the School District, the Developer and the City, to be confirmed upon execution of this Agreement by the authorized representatives of the Parties.

Section 3.2 Termination.

If the CFD is unable to complete the sale of the Bonds prior to January 1, 2029, any obligation of the Parties, if any, to finance all or any portion of the Mitigation Amount with Bond Proceeds pursuant to this Agreement shall automatically terminate and be of no further force or effect. In such event, the Project shall be considered fully mitigated by the Deposit previously paid for all 136 lots without any further liability on the part of the Developer.

ARTICLE IV

ADDITIONAL GENERAL PROVISIONS

Section 4.1 Recordkeeping; Inspection of Records.

(a) School District hereby agrees to keep and maintain full and accurate records of all Bond Proceeds, if any, paid to School District for application pursuant to terms of this Agreement and investment earnings thereon, and the City or the CFD, or the Bonds fiscal agent on their behalf, hereby agrees to keep and maintain full and accurate records of all Bond Proceeds and investment earnings, if any, disbursed to School District from the Lake Elsinore School Facilities Account. Each Party further agrees to make such records available to any other Party hereto, including the Developer, during normal business hours upon reasonable prior notice. All such records shall be kept and maintained by the appropriate Party as provided by applicable law and their respective policies. The School District and the Developer agree that they will cooperate with the CFD and the City in providing documentation, reports or other data reasonably required and requested by the City or the CFD in meeting the reporting requirements of the CFD under Sections 50075.1, 50075.3, and 50075.5 and Article 1.5 (commencing

with Section 53410) of Chapter 3 of Part 1 of Division 2 of Title 5 of, the Government Code (collectively, the "Local Agency Special Tax and Bond Accountability Act").

(b) School District's reporting obligations pursuant to this Section shall be limited to providing reports or other data detailing the following: (A) the amount of Bond Proceeds received by School District to fund School Facilities, (B) the amount of such Bond Proceeds repaid to the Developer pursuant to this Agreement, and (C) School Facilities that have been acquired, installed and/or constructed, in whole or in part, using Bond Proceeds. If no Bond Proceeds have been received by School District or used to finance School Facilities since the previous report, no report shall be required and the City may rely upon the previous reports.

Section 4.2 Partial Invalidity.

If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 4.3 Successors and Assigns.

Developer may assign their respective rights pursuant to this Agreement to a purchaser/developer of the Property, or any portion thereof, and such purchaser and assignee shall expressly assume the obligations of Developer pursuant to this Agreement and to be bound thereby. No such assignment by the Developer shall be valid or binding on any other Party unless and until written notice of the assignment and assumption has been provided to all Parties. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the Parties.

Section 4.4 Notice.

Any notice, payment, or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received only upon actual receipt by that Party. Such notices, payments, or instruments may be delivered by: (i) personal delivery, delivery charges prepaid and signature on delivery receipt requested; (ii) registered or certified U.S. Mail, postage prepaid and return receipt requested; or (iii) FedEx, UPS, or other reliable private delivery service, delivery charges prepaid and signature on electronic or other delivery receipt requested. A copy of each notice and other instrument sent to the City shall be sent to the City's legal counsel, and a copy of each notice and other instrument sent to the School District shall be sent to the School District's legal counsel. No Party may unreasonably refuse to accept delivery of any communications sent in accordance with this Section in an attempt to avoid the giving or service of the communication, and any such refusal by a Party shall be deemed and construed as a material breach of such Party's obligations pursuant to this Agreement. For avoidance of doubt, this Section shall not be deemed or construed to apply to service of process in accordance with any applicable law or rule of court. Subject to the foregoing, written communications shall, as applicable, be addressed as follows:

City: Dan York
City Manager
23873 Clinton Keith Road, Suite 201
Wildomar, CA 92595

City Legal Counsel:	Thomas D. Jex Burke, Williams and Sorensen LLP 1770 Iowa Avenue, Suite 240 Riverside, CA 925007 Lawrence Chan Stradling Yocca Carlson & Rauth 660 Newport Center Drive, Suite 1600 Newport Beach, CA 92660
School District:	Lake Elsinore Unified School District Attention: Assistant Superintendent, Facilities and Operations 545 Chaney Street Lake Elsinore, CA 92530
School District Legal Counsel:	Atkinson, Andelson, Loya, Ruud & Romo Attention: Robert E. Anslow 20 Pacifica, Suite 1100 Irvine, CA 92618
Developer:	Lennar Homes of California, LLC 4140 Temescal Canyon Rd., Suite 510 Corona, CA 92883 Attention: Horizon Place Project Manager

Each Party can change its address for delivery of notice by delivering written notice of such change of address to the other Parties. A Party that incurs a change of address shall endeavor to provide such notice within ten (10) calendar days prior to the change taking effect.

Section 4.5 Captions.

The captions to Sections used herein are for convenience purposes only and, therefore, shall not be deemed or construed to qualify, circumscribe, or otherwise limit the respective meanings of the provisions set forth in this Agreement.

Section 4.6 Governing Law.

Notwithstanding any conflict-of-law, choice-of-law, or other provision of any federal or state law, this Agreement shall be governed by, and construed in accordance with, the laws of the State applicable to contracts made and performed in said State. Each and every claim, demand, action, arbitration (if the affected Parties agree to arbitrate), and other proceeding arising from this Agreement shall be initiated and conducted solely in the County of Riverside, California; provided that a court of competent jurisdiction in its discretion may determine that it is necessary, in order to ensure fundamental fairness, that venue be located outside the boundaries of the City.

Section 4.7 Entire Agreement.

This Agreement contains the entire agreement of the Parties with respect to the matters provided for herein and supersedes all prior and contemporaneous agreements, negotiations, and discussions (whether written or oral) among any of the Parties relating to the subject matter of this Agreement.

Section 4.8 Amendments.

This Agreement may be amended or modified only in writing duly approved by each of the Parties and executed by the authorized representative(s) of each of the Parties hereto.

Section 4.9 Waiver.

The failure of any Party hereto to insist on compliance within any of the terms, covenants or conditions of this Agreement by any other Party hereto shall not be deemed to constitute a waiver of such terms, covenants or conditions of this Agreement by the failing Party. In order to be valid and binding, a waiver must be set forth in writing and must be signed by the authorized representative of the waiving Party. Except as expressly set forth in a written waiver, no waiver shall constitute a relinquishment of any other right or power for all or any other times.

Section 4.10 Cooperation and Execution of Documents.

Each Party agrees to complete and execute any further or additional documents that reasonably are necessary to complete the terms of, or secure the express benefits to another Party of, this Agreement.

Section 4.11 Exhibits.

The following exhibits attached hereto are incorporated into this Agreement by reference.

Exhibit	Description
"A"	Depiction of Property
"B"	Disbursement Request Form

Section 4.12 Interpretation.

This Agreement shall be deemed to have been prepared by the Parties jointly, and no ambiguity shall be resolved against a Party solely because it or its attorney(s) were primarily responsible for drafting this Agreement or any particular provision herein.

Section 4.13 No Termination Due to Changes in Law.

The provisions of this Agreement shall not be affected by: (i) any change to applicable law that occurs on or after the Effective Date; (ii) any legislation enacted, whether through the legislative or initiative process, on or after the Effective Date; or (iii) any judicial decisions issued on or after the Effective Date that otherwise would affect the matters addressed in this Agreement, except for decisions specifically pertaining to this Agreement.

Section 4.14 Signatories.

Each person who has signed this Agreement on behalf of a Party thereby represents and warrants that he, she, or they have been appropriately authorized that Party to sign, and thereby bind such Party to, this Agreement.

Section 4.15 Execution in Counterparts.

This Agreement may be executed in counterparts, each of which shall be deemed an original and the same instrument. Signature pages may be detached from counterpart originals and combined to form one or more copies of this Agreement having original signatures of all Parties.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Joint Community Facilities and School Facilities Funding Agreement as of the day and year written above.

LAKE ELSINORE UNIFIED SCHOOL DISTRICT

By: _____

Title: _____

Date Signed: _____

Approved by Governing Board: February 13, 2025

Developer: LENNAR HOMES OF CALIFORNIA, LLC,
a California limited liability company

By: _____

Name: _____

Title: _____

Date Signed: _____

City: CITY OF WILDOMAR

By: _____

Name: _____

Date Signed: _____

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

EXHIBIT "A"

DEPICTION OF PROPERTY

original
2022-0183916

88/78

SHEET 1 OF 1 SHEET

PROPOSED BOUNDARY MAP

COMMUNITY FACILITIES DISTRICT NO. 2022-2
(HORIZON PLACE)
OF THE CITY OF WILDOMAR,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF WILDOMAR AT A REGULAR MEETING THEREOF, HELD ON 13 DAY OF April, 2022, BY RESOLUTION NO. 2022-12

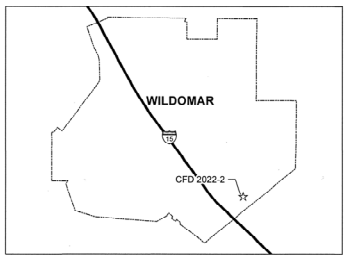
Janet Morales
CITY CLERK
CITY OF WILDOMAR

FILED IN THE OFFICE OF THE CITY CLERK, CITY OF WILDOMAR, THIS 14 DAY OF April, 2022.

Janet Morales
CITY CLERK
CITY OF WILDOMAR

RECORDED THIS 19th DAY OF APRIL, 2022 AT THE HOUR OF 10:58 O'CLOCK AM IN BOOK 88 PAGE 78 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN THE OFFICE OF THE COUNTY RECORDER, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

FEE: $9.00 NO.: 2022-0183916
PETER ALDANA, ASSESSOR, COUNTY CLERK, RECORDER
BY: Jackie Ott
DEPUTY



LEGEND

- CFD BOUNDARY
- PARCEL LINE
- CITY BOUNDARY
- XXX-XXX-XXX ASSESSOR PARCEL NUMBER

SPICER CONSULTING GROUP

THIS BOUNDARY MAP CORRECTLY SHOWS THE BOUNDARIES OF THE COMMUNITY FACILITIES DISTRICT. FOR DETAILS CONCERNING THE LINES AND DIMENSIONS OF LOTS OR PARCEL REFER TO THE COUNTY ASSESSOR'S MAPS FOR FISCAL YEAR 2021-22.

0 250 500 1,000 Feet

N W E S

EXHIBIT "B"

DISBURSEMENT REQUEST FORM

1. Community Facilities District No. 2022-2 of the City of Wildomar ("CFD No. 2022-2") is hereby requested to pay from the Lake Elsinore School Facilities Account, or any applicable account or subaccount thereof, established by or on behalf of the City of Wildomar or CFD No. 2022-2 in connection with its Special Tax Bonds (the "Bonds") or pursuant to the terms of the JCFA (defined below) to Lake Elsinore Unified School District ("School District") or other payee, as designated below, the sum set forth below:

$_____ (the "Requested Amount")

2. The Requested Amount is due and payable, no portion of the Requested Amount has been included in any prior disbursement to the School District from the Lake Elsinore School Facilities Account, and the Requested Amount is payable in satisfaction of the Property Owner's obligation pursuant to the JCFA to pay Mitigation Amounts to _____ ("Payee") as detailed below.

Payment Instructions:_____

3. The Requested Amount is authorized and payable pursuant to the terms of that certain Joint Community Facilities and School Facilities Funding Agreement, dated as of March 12, 2025, by and among the School District, Lennar Homes of California, LLC, a California limited liability company, and the City (the "JCFA"). By requisitioning and/or receiving Bond Proceeds pursuant to this request, the School District is not passing upon, determining, or assuming the tax-exempt status of the Bonds for federal or California income tax purposes.

4. Capitalized undefined terms used herein, and not otherwise defined, shall have the meaning(s) ascribed to them in the JCFA.

Date: _____ LAKE ELSINORE UNIFIED SCHOOL DISTRICT

By: _____

_____

RESOLUTION NO. 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR AUTHORIZING THE ISSUANCE OF ITS SPECIAL TAX BONDS, SERIES 2025 IN A PRINCIPAL AMOUNT NOT TO EXCEED EIGHT MILLION FIVE HUNDRED THOUSAND DOLLARS ($8,500,000) AND APPROVING CERTAIN DOCUMENTS AND TAKING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City Council (the "City Council") of the City of Wildomar (the "City"), has heretofore undertaken proceedings to establish Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "District") and declared the necessity to issue bonds on behalf of the District pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"); and

WHEREAS, pursuant to Resolution Nos. 2022-32 and 2022-33 adopted by the legislative body of the District on June 8, 2022, certain bond propositions were submitted to the qualified electors within the District, and were approved by more than two-thirds of the votes cast at the election held on June 8, 2022; and

WHEREAS, the legislative body of the District desires to issue a first series of bonds for the District at this time under the Act to finance certain public facilities which the District is authorized to finance (the "Facilities"); and

WHEREAS, the District desires to accomplish the financing of certain public facilities through the issuance of bonds in an aggregate principal amount not to exceed $8,500,000 designated as the "Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025" (the "Bonds"); and

WHEREAS, in order to effect the issuance of the Bonds, the District desires to enter into various agreements and approve certain documents in substantially the forms presented herein; and

WHEREAS, based on the appraisal of real property prepared by Stephen G. White, MAI (the "Appraisal") of property within the District, the value of the real property in the District subject to the special tax to pay debt service on the Bonds is more than three times the sum of the principal amount of the Bonds and the principal amount of all other bonds outstanding that are secured by a special tax levied pursuant to the Act or a special assessment levied on property within the District as calculated in the manner set forth in Section 53345.8(a) of the Act; and

WHEREAS, the City Council has determined in accordance with Section 53360.4 of the Act that a negotiated sale of the Bonds to Raymond James & Associates, Inc. (the

"Underwriter") in accordance with the terms of the Bond Purchase Agreement for the Bonds to be entered into by the District and the Underwriter (the "Bond Purchase Agreement") approved as to form by this City Council herein will result in a lower overall cost to the District than a public sale; and

WHEREAS, pursuant to Government Code Section 8855, the District is required to adopt a debt management policy; and

WHEREAS, the District has determined to adopt the City's Debt Management Policy adopted by the City Council of the City on June 14, 2017 as the debt management policy of the District; and

WHEREAS, this City Council previously approved the form of Funding Agreement (the "Funding Agreement") between the City, acting on behalf of the District, and Lennar Homes of California, LLC ("Lennar"), which included references therein to CAL Hearthstone Lot Option Pool 01, L.P. (the "Landbank") as the then-property owner within the District and Lennar's land bank for the project within the District; and

WHEREAS, since the approval of the Funding Agreement, the Landbank has transferred all of the property within the District to Lennar, and the City, on behalf of the District, desires to approve revisions to the Funding Agreement to remove all references therein to the Landbank and direct and authorize the execution by the City of the Funding Agreement as so revised; and

NOW, THEREFORE, THE CITY COUNCIL, ACTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR, DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:

SECTION 1. Each of the above recitals is true and correct.

SECTION 2. The issuance of the Bonds is hereby authorized in an aggregate principal amount not to exceed $8,500,000, with the exact principal amount to be determined by the official signing the Bond Purchase Agreement in accordance with Section 5 below. The City Council hereby determines that it is prudent in the management of the District's fiscal affairs to issue the Bonds. The Bonds shall mature on the dates and pay interest at the rates set forth in the Bond Purchase Agreement to be executed on behalf of the District in accordance with Section 5 hereof. All other provisions of the Bonds shall be governed by the terms and conditions of the Bond Indenture (the "Indenture"), which Indenture is hereby approved in substantially the form on file with the City Clerk, with such additions thereto and changes therein as the officer or officers executing the same deem necessary to enhance the security for the Bonds, to cure any ambiguity or defect therein, to insert the offering price(s), interest rate(s), selling compensation, principal amount per maturity, redemption dates and prices and such other related terms and provisions as limited by Section 5 hereof or to conform any provisions therein to the Bond Purchase Agreement or the Official Statement delivered to the Underwriter of the Bonds. Approval of such changes shall be conclusively evidenced by the execution and delivery of the Indenture by one of the following: the Mayor, the City Manager, the

Administrative Services Director, or their written designees (each, an "Authorized Officer" and collectively, the "Authorized Officers"), each of whom is authorized to execute the Indenture. Capitalized terms used in this Resolution which are not defined herein have the meanings ascribed to them in the Indenture.

SECTION 3. The Bonds shall be executed on behalf of the District by the manual or facsimile signature of the Mayor of the City or his or her written designee and be attested by the manual or facsimile signature of the City Clerk. Wilmington Trust, National Association is hereby appointed to act as trustee, registrar and transfer agent for the Bonds.

SECTION 4. The covenants set forth in the Indenture to be executed in accordance with Section 2 above are hereby approved, shall be deemed to be covenants of the City Council and shall be complied with by the District and its officers. The Indenture shall constitute a contract between the District and the Owners of the Bonds.

SECTION 5. The form of the Bond Purchase Agreement presented at this meeting is hereby approved and each of the Authorized Officers is hereby authorized to execute the Bond Purchase Agreement, with such additions thereto and changes therein relating to dates and numbers as are necessary to conform the Bond Purchase Agreement to the dates, amounts and interest rates applicable to the Bonds as of the sale date. Approval of such additions and changes shall be conclusively evidenced by the execution and delivery of the Bond Purchase Agreement by one or more of such Authorized Officers; provided, however, that the Bond Purchase Agreement shall be signed only if the Underwriter's discount does not exceed 1.00% of the principal amount of the Bonds and only if the true interest cost on the Bonds does not exceed 6.50%. Each of the Authorized Officers is authorized to determine the day on which the Bonds are to be priced in order to attempt to produce the lowest borrowing cost for the District and may reject any terms presented by the Underwriter if determined not to be in the best interest of the District.

SECTION 6. The form of the Continuing Disclosure Certificate presented at this meeting is hereby approved and each of the Authorized Officers is hereby authorized and directed to execute the Continuing Disclosure Certificate in the form hereby approved, with such additions therein and changes thereto as the Authorized Officer executing the same deem necessary, with such approval to be conclusively evidenced by the execution and delivery of such certificate.

SECTION 7. The form of the Preliminary Official Statement presented at this meeting is hereby approved and the Underwriter is hereby authorized to distribute the Preliminary Official Statement to prospective purchasers of the Bonds in the form hereby approved, together with such additions thereto and changes therein as are determined necessary by the Authorized Officers to make such Preliminary Official Statement final as of its date for purposes of Rule 15c2-12 of the Securities and Exchange Commission. Each of the Authorized Officers is hereby authorized to execute a final Official Statement in the form of the Preliminary Official Statement, together with such changes as are determined necessary by the Authorized Officers, to make such Official Statement complete and accurate as of its date. The Underwriter is further authorized to distribute

the final Official Statement for the Bonds and any supplement thereto to the purchasers of the Bonds upon the execution of the final Official Statement as described above.

SECTION 8. In accordance with the requirements of Section 53345.8 of the Act, based on the Appraisal, the legislative body of the District hereby determines that the value of the real property in the District subject to the special tax to pay debt service on the Bonds is more than three times the principal amount of the Bonds and the principal amount of all other bonds outstanding that are secured by a special tax levied pursuant to the Act or a special assessment levied on property within the District, all as calculated in the manner provided in Section 53345.8(a) of the Act.

SECTION 9. Each Authorized Officer is authorized to provide for all services necessary to effect the issuance of the Bonds. Such services shall include, but not be limited to, printing the Bonds, obtaining legal services, trustee and paying agent services and any other services deemed appropriate as set forth in a certificate of such Authorized Officer. Each Authorized Officer is authorized to pay for the cost of such services, together with other costs of issuance, from Bond proceeds deposited pursuant to the Indenture.

SECTION 10. The Authorized Officers, the City Clerk and the other officers and staff of the City and the District responsible for the fiscal affairs of the District are hereby authorized and directed to take any actions and execute and deliver any and all documents as are necessary to accomplish the issuance, sale and delivery of the Bonds in accordance with the provisions of this Resolution and the fulfillment of the purposes of the Bonds as described in the Indenture, including providing certificates to the Underwriter as to the accuracy of any information relating to the District which is included within the Official Statement. Any document authorized herein to be signed by the City Clerk may be signed by a duly appointed deputy clerk.

SECTION 11. The District hereby adopts the City's Debt Management Policy, as amended, supplemented and restated from time to time, as the debt management policy of the District pursuant to California Government Code Section 8855.

SECTION 12. The City Council acknowledges that the good faith estimates required by Section 5852.1 of the California Government Code are disclosed in the staff report and are available to the public at the meeting at which this Resolution is approved.

SECTION 13. The City hereby approves the removal of all references in the Funding Agreement to the Landbank and authorizes and directs each of the Authorized Officers to execute and deliver the Funding Agreement as so revised, together with such changes thereto as the Authorized Officer executing the same deem necessary, with such approval to be conclusively evidenced by the execution and delivery of the Funding Agreement.

SECTION 14. This Resolution shall be effective upon its adoption.

PASSED, APPROVED AND ADOPTED this 12th day of March, 2025:

Ashlee DePhillippo
Mayor

APPROVED AS TO FORM:

Thomas D. Jex
City Attorney

ATTEST:

Janet Morales
City Clerk

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF WILDOMAR)

I, Janet Morales, City Clerk of the City of Wildomar, California, do hereby certify that Resolution No. _____ was adopted by the City Council of the City of Wildomar, California, at the Regular meeting of March 12, 2025 and that the same was adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Janet Morales
City Clerk
City of Wildomar

BOND INDENTURE

Between

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR

and

WILMINGTON TRUST, NATIONAL ASSOCIATION,
as Trustee

$_____
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BONDS, SERIES 2025

Dated as of April 1, 2025

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BOND INDENTURE

THIS BOND INDENTURE dated as of April 1, 2025, by and between COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR (the "District") and WILMINGTON TRUST, NATIONAL ASSOCIATION, as trustee (the "Trustee"), governs the terms of the Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025 and any Parity Bonds issued in accordance herewith from time to time.

RECITALS :

A. The City Council of the City of Wildomar, located in the County of Riverside, California (the "City Council"), has undertaken proceedings and declared the necessity to issue bonds on behalf of the District pursuant to the terms and provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California (the "Act").

B. Based upon Resolution Nos. 2022-32 and 2022-33 adopted by the City Council on June 8, 2022, and an election held on such date, authorizing the levy of a special tax and the issuance of bonds, the District is authorized to issue bonds in one or more series pursuant to the Act, in an aggregate principal amount not to exceed $10,000,000.

C. Pursuant to Resolution No. 2025-__ adopted on March 12, 2025, by the City Council, acting as the legislative body of the District, the District is authorized to issue the Bonds (as defined herein) in an aggregate principal amount of $_____ to finance various Project Costs (as defined herein);

D. The District has determined that all requirements of the Act for the issuance of the Bonds have been satisfied.

NOW, THEREFORE, in order to establish the terms and conditions upon and subject to which the Bonds are to be issued, and in consideration of the premises and of the mutual covenants contained herein and of the purchase and acceptance of the Bonds by the Owners thereof, and for other valuable consideration, the receipt of which is hereby acknowledged, the District does hereby covenant and agree, for the benefit of the Owners of the Bonds and any Parity Bonds (as defined herein) which may be issued hereunder from time to time, as follows:

ARTICLE I

DEFINITIONS

Section 1.1. Definitions. Unless the context otherwise requires, the following terms shall have the following meanings:

Account. The term "Account" means any account created pursuant to this Indenture.

Act. The term "Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Section 53311 *et seq.* of the California Government Code.

Acquisition and Construction Fund. The term "Acquisition and Construction Fund" means the fund by that name established pursuant to Section 3.1 hereof.

Administrative Expense Fund. The term "Administrative Expense Fund" means the fund by that name created and established pursuant to Section 3.1 hereof.

Administrative Expenses. The term "Administrative Expenses" means the administrative costs with respect to the calculation and collection of the Special Taxes, including all attorneys' fees and other costs related thereto, the fees and expenses of the Trustee, any fees and related costs for credit enhancement for the Bonds or any Parity Bonds which are not otherwise paid as Costs of Issuance, any costs related to the District's compliance with state and federal laws requiring continuing disclosure of information concerning the Bonds and the District, and any other costs otherwise incurred by City staff on behalf of the District in order to carry out the purposes of the District as set forth in the Resolution of Formation and any obligation of the District hereunder.

Administrative Expenses Cap. The term "Administrative Expenses Cap" means $31,212, which amount shall escalate at 2.00% per Fiscal Year (all as calculated by the District), commencing July 1, 2026.

Alternate Penalty Account. The term "Alternate Penalty Account" means the account by that name created and established in the Rebate Fund pursuant to Section 3.1 hereof.

Annual Debt Service. The term "Annual Debt Service" means the principal amount of any Outstanding Bonds or Parity Bonds payable in a Bond Year either at maturity or pursuant to a Sinking Fund Payment and any interest payable on any Outstanding Bonds or Parity Bonds in such Bond Year, if the Bonds and any Parity Bonds are retired as scheduled.

Authorized Investments. The term "Authorized Investments" means any of the following which at the time of investment are legal investments under the laws of the State for the moneys proposed to be invested therein:

(1) For all purposes, including defeasance investments in refunding escrow accounts:

(a) cash; or

(b) obligations of, or obligations guaranteed as to principal and interest by, the U.S. or any agency or instrumentality thereof, when such obligations are backed by the full faith and credit of the U.S., including U.S. treasury obligations, all direct or fully guaranteed obligations, Farmers Home Administration, General Services Administration, guaranteed Title XI financing, Government National Mortgage Association (GNMA) and State and Local Government Series; or

(c) obligations of government-sponsored agencies that are not backed by the full faith and credit of the U.S. Government: Federal Home Loan Mortgage Corporation (FHLMC) debt obligations, Farm Credit System (formerly: Federal Land Banks, Federal Intermediate Credit Banks and Banks for Cooperatives), Federal Home Loan Banks (FHL Banks), Federal National Mortgage Association (FNMA) debt obligations, Financing Corp. (FICO) debt obligations, Resolution Funding Corp. (REFCORP) debt obligations and U.S. Agency for International Development (U.S.A.I.D.) guaranteed notes.

(2) For all purposes other than defeasance investments in refunding escrow accounts:

(a) obligations of any of the following federal agencies, which obligations represent the full faith and credit of the United States of America: Export-Import Bank, Rural Economic Community Development Administration, U.S. Maritime Administration, Small Business Administration, U.S. Department of Housing & Urban Development (PHAs), Federal Housing Administration and Federal Financing Bank;

(b) direct obligations of any of the following federal agencies, which obligations are not fully guaranteed by the full faith and credit of the United States of America: senior debt obligations issued by the Federal National Mortgage Association (FNMA) or Federal Home Loan Mortgage Corporation (FHLMC), obligations of the Resolution Funding Corporation (REFCORP) and senior debt obligations of the Federal Home Loan Bank System;

(c) U.S. dollar denominated deposit accounts, federal funds and bankers' acceptances with domestic commercial banks (including those of the Trustee and its affiliates) which have a rating on their short term certificates of deposit on the date of purchase of "A-1" or "A-1+" by S&P and "P-1" by Moody's and maturing no more than 360 days after the date of purchase (ratings on holding companies are not considered as the rating of the bank);

(d) commercial paper which is rated at the time of purchase in the single highest classification "A-1+" by S&P and "P-1" by Moody's and which matures not more than 270 days after the date of purchase;

(e) investments in a money market fund rated "AAm," "AAm-G" or better by S&P, including funds for which the Trustee or its affiliates provide investment advisory or other management services;

(f) pre-refunded municipal obligations defined as follows: any bonds or other obligations of any state of the United States of America, or any agency, instrumentality or local governmental unit of any such state, which are not callable at the option of the obligor prior to maturity or as to which irrevocable instructions have been given by the obligor to call on the date specified in the notice, and

(i) which are rated, based on irrevocable escrow account or fund (the "escrow"), in the highest rating category of S&P and Moody's or any successors thereto; or

(ii) (1) which are fully secured as to principal and interest and redemption premium, if any, by an escrow consisting only of cash or obligations described in paragraph (1)(b) above, which escrow may be applied only to the payment of such principal of and interest and redemption premium, if any, on such bonds or other obligations on the maturity date or dates thereof or the specified redemption date or dates pursuant to such irrevocable instructions, as appropriate; and (2) which escrow is sufficient, as verified by a nationally recognized independent certified public accountant, to pay principal of and interest and redemption premium, if any, on the bonds or other obligations described in this paragraph on the maturity date or dates specified in the irrevocable instructions referred to above, as appropriate;

(g) municipal obligations rated "Aaa/AAA" or general obligations of states with a rating of at least "Aa2/AA" or higher by both Moody's and S&P;

(h) Investment Agreements (supported by appropriate opinions of counsel); and

(i) the Local Agency Investment Fund of the State, created pursuant to Section 16429.1 of the California Government Code, to the extent the Trustee is authorized to register such investment in its name.

The value of the above investments shall be determined as follows:

(a) for the purpose of determining the amount in any fund, all Authorized Investments credited to such fund shall be valued at market value. The Trustee shall determine the market value based on accepted industry standards, including the Trustee's internal systems, and from accepted industry providers. Accepted industry providers shall include, but are not limited to, pricing services provided by Financial Times Interactive Data Corporation, Bank of America Merrill Lynch or Salomon Smith Barney. Notwithstanding anything to the contrary herein, in making any valuation of investments hereunder, the Trustee may utilize computerized securities pricing services that may be available to it, including those available through its regular accounting system, and rely thereon;

(b) as to certificates of deposit and bankers acceptances: the face amount thereof, plus accrued interest thereon; and

(c) as to any investment not specified above: the value thereof established by prior agreement between the City and the Trustee.

Authorized Representative of the District. The term "Authorized Representative of the District" means the Mayor, City Manager, Administrative Services Director, or City Clerk of the City, or any other officer or employee authorized by the City Council of the City or by an Authorized Representative of the District to undertake the action referenced in this Indenture as required to be undertaken by an Authorized Representative of the District.

Bond Counsel. The term "Bond Counsel" means Stradling Yocca Carlson & Rauth LLP, or another attorney at law or a firm of attorneys selected by the District of nationally recognized standing in matters pertaining to the tax-exempt nature of interest on bonds issued by states and their political subdivisions duly admitted to the practice of law before the highest court of any state of the United States of America or the District of Columbia.

Bond Register. The term "Bond Register" means the books which the Trustee shall keep or cause to be kept on which the registration and transfer of the Bonds and any Parity Bonds shall be recorded.

Bond Year. The term "Bond Year" means the twelve month period commencing on September 2 of each year and ending on September 1 of the following year, except that the first Bond Year for the Bonds or an issue of Parity Bonds shall begin on the Delivery Date and end on the first September 1 which is not more than 12 months after the Delivery Date.

Bonds. The term "Bonds" means the District's Special Tax Bonds, Series 2025 issued on March __, 2025 in the aggregate principal amount of $_____.

Business Day. The term "Business Day" means a day which is not a Saturday or Sunday or a day of the year on which banks or trust companies in New York, New York, Los Angeles, California,

or the city where the corporate trust office of the Trustee is located, are not required or authorized by law, regulation or executive order, to close or to remain closed.

Certificate of an Authorized Representative. The term "Certificate of an Authorized Representative" means a written certificate or warrant request executed by an Authorized Representative of the District.

City. The term "City" means the City of Wildomar, County of Riverside, State of California.

City Council. The term "City Council" means the City Council of the City.

City Facilities Account. The term "City Facilities Account" means the account by that name created and established in the Acquisition and Construction Fund pursuant to Section 3.1 hereof.

Code. The term "Code" means the Internal Revenue Code of 1986, as amended, and any Regulations, rulings, judicial decisions, and notices, announcements, and other releases of the United States Treasury Department or Internal Revenue Service interpreting and construing it.

Continuing Disclosure Certificate. The term "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate dated as of April 1, 2025, as originally executed by the District and as it may be from time to time amended or supplemented in accordance with its terms.

Costs of Issuance. The term "Costs of Issuance" means the costs and expenses incurred in connection with the formation of the District and the issuance and sale of the Bonds or any Parity Bonds, including the acceptance and initial annual fees and expenses of the Trustee and its counsel, legal fees and expenses, costs of printing the Bonds and Parity Bonds and the preliminary and final official statements for the Bonds and Parity Bonds, fees of financial consultants, costs of the appraisal and all other related fees and expenses, including reimbursement to property owners within the District for design, engineering and legal costs, as set forth in a Certificate of an Authorized Representative of the District.

Costs of Issuance Account. The term "Costs of Issuance Account" means the account by that name created and established in the Acquisition and Construction Fund pursuant to Section 3.1 hereof.

Delivery Date. The term "Delivery Date" means, with respect to the Bonds and each issue of Parity Bonds, the date on which the bonds of such issue were issued and delivered to the initial purchasers thereof.

Depository. The term "Depository" means The Depository Trust Company, New York, New York, and its successors and assigns as securities depository for the Bonds, or any other securities depository acting as Depository under Article II hereof.

District. The term "District" means Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar established pursuant to the Act and the Resolution of Formation.

Event of Default. The term "Event of Default" means an event described in Section 8.1 hereof.

Fiscal Year. The term "Fiscal Year" means the period beginning on July 1 of each year and ending on the next following June 30.

Gross Taxes. The term "Gross Taxes" means the amount of all Special Taxes received by the District, together with the proceeds collected from the sale of property pursuant to foreclosure for the delinquency of such Special Taxes remaining after the payment of all costs related to such foreclosure actions.

Indenture. The term "Indenture" means this Bond Indenture, together with any Supplemental Indenture approved pursuant to Article VI hereof.

Independent Financial Consultant. The term "Independent Financial Consultant" means a financial consultant or firm of such consultants generally recognized to be well qualified in the financial consulting field, appointed and paid by the District, who, or each of whom: (1) is in fact independent and not under the domination of the District or the City; (2) does not have any substantial interest, direct or indirect, in the District or the City; and (3) is not connected with the District or the City as a member, officer or employee of the District or the City, but who may be regularly retained to make annual or other reports to the District or the City.

Interest Account. The term "Interest Account" means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

Interest Payment Date. The term "Interest Payment Date" means September 1, 2025 and each March 1 and September 1 thereafter; provided, however, that, if any such day is not a Business Day, interest up to the Interest Payment Date will be paid on the Business Day next succeeding such date.

Investment Agreement. The term "Investment Agreement" means one or more agreements for the investment of funds of the District complying with the criteria therefor as set forth in subsection (2)(h) of the definition of Authorized Investments herein.

Maximum Annual Debt Service. The term "Maximum Annual Debt Service" means the maximum sum obtained for any Bond Year prior to the final maturity of the Bonds and any Parity Bonds by adding the following for each Bond Year: (1) the principal amount of all Outstanding Bonds and Parity Bonds payable in such Bond Year either at maturity or pursuant to a Sinking Fund Payment; and (2) the interest payable on the aggregate principal amount of all Bonds and Parity Bonds Outstanding in such Bond Year if the Bonds and Parity Bonds are retired as scheduled.

Moody's. The term "Moody's" means Moody's Investors Service, Inc., its successors and assigns.

Net Taxes. The term "Net Taxes" means Gross Taxes minus amounts set aside to pay Administrative Expenses.

Nominee. The term "Nominee" means the nominee of the Depository, which may be the Depository, as determined from time to time pursuant to Section 2.16 hereof.

Ordinance. The term "Ordinance" means Ordinance No. 221 adopted by the City Council on July 13, 2022, providing for the levying of the Special Tax.

Outstanding. The terms "Outstanding" or "Outstanding Bonds and Parity Bonds" means all Bonds and Parity Bonds theretofore issued by the District, except: (i) Bonds and Parity Bonds theretofore cancelled or surrendered for cancellation in accordance with Section 10.1 hereof; (ii) Bonds and Parity Bonds for payment or redemption of which monies shall have been theretofore deposited in trust (whether upon or prior to the maturity or the redemption date of such Bonds or Parity Bonds), provided that, if such Bonds or Parity Bonds are to be redeemed prior to the maturity thereof, notice of such redemption shall have been given as provided in this Indenture or any applicable Supplemental Indenture for Parity Bonds; and (iii) Bonds and Parity Bonds which have been surrendered to the Trustee for transfer or exchange pursuant to Section 2.9 hereof or for which a replacement has been issued pursuant to Section 2.10 hereof.

Owner. The term "Owner" means the person or persons in whose name or names any Bond or Parity Bond is registered.

Parity Bonds. The term "Parity Bonds" means all bonds, notes or other similar evidences of indebtedness hereafter issued, payable out of the Net Taxes and which, as provided in this Indenture or any Supplemental Indenture, rank on a parity with the Bonds.

Participants. The term "Participants" means those broker-dealers, banks and other financial institutions from time to time for which the Depository holds Bonds or Parity Bonds as securities depository.

Person. The term "Person" means natural persons, firms, corporations, partnerships, associations, trusts, public bodies and other entities.

Prepayments. The term "Prepayments" means any amounts paid by the District to the Trustee and designated by the District as a prepayment of Special Taxes for one or more parcels in the District made in accordance with the RMA.

Principal Account. The term "Principal Account" means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

Principal Office of the Trustee. The term "Principal Office of the Trustee" means the office of the Trustee located in Costa Mesa, California, or such other office or offices as the Trustee may designate from time to time, or the office of any successor Trustee where it principally conducts its business of serving as trustee under indentures pursuant to which municipal or governmental obligations are issued.

Project. The term "Project" means those public facilities described in the Resolution of Formation which are to be acquired or constructed within and outside of the District, including all engineering, planning and design services and other incidental expenses related to such facilities and other facilities, if any, authorized by the qualified electors within the District from time to time.

Project Costs. The term "Project Costs" means the amounts necessary to finance the Project, to create and replenish any necessary reserve funds, to pay the initial and annual costs associated with the Bonds or any Parity Bonds, including, but not limited to, remarketing, credit enhancement, Trustee and other fees and expenses relating to the issuance of the Bonds or any Parity Bonds and the formation of the District, and to pay any other "incidental expenses" of the District, as such term is defined in the Act.

Rating Agency. The term "Rating Agency" means Moody's or S&P, or both, as the context requires.

Rebate Account. The term "Rebate Account" means the account by that name created and established in the Rebate Fund pursuant to Section 3.1 hereof.

Rebate Fund. The term "Rebate Fund" means the fund by that name established pursuant to Section 3.1 hereof in which there are established the Accounts described in Section 3.1 hereof.

Rebate Regulations. The term "Rebate Regulations" means any final, temporary or proposed Regulations promulgated under Section 148(f) of the Code.

Record Date. The term "Record Date" means the fifteenth day of the month preceding an Interest Payment Date, regardless of whether such day is a Business Day.

Redemption Account. The term "Redemption Account" means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

Regulations. The term "Regulations" means the regulations adopted or proposed by the Department of Treasury from time to time with respect to obligations issued pursuant to Section 103 of the Code.

Representation Letter. The term "Representation Letter" means the Blanket Letter of Representations from the District to the Depository as described in Section 2.13 hereof.

Reserve Account. The term "Reserve Account" means the account by that name created and established in the Special Tax Fund pursuant to Section 3.1 hereof.

"Reserve Policy" means a letter of credit, insurance policy, surety bond or other such funding instrument issued by a municipal bond insurance company rated least "Aa2" or higher by Moody's or "AA" or higher by S&P, delivered to the Trustee for the purpose of providing all or a portion of the Reserve Requirement for Bonds and Parity Bonds.

Reserve Requirement. The term "Reserve Requirement" means that amount as of any date of calculation equal to the lesser of: (i) 10% of the initial principal amount of the Bonds and Parity Bonds, if any; (ii) Maximum Annual Debt Service on the then Outstanding Bonds and Parity Bonds, if any; and (iii) 125% of average Annual Debt Service on the then Outstanding Bonds and Parity Bonds, if any; provided, however, that the Reserve Requirement shall not exceed $_____ except in connection with the issuance of Parity Bonds.

Resolution of Formation. The term "Resolution of Formation" means Resolution No. 2022-32 adopted by the City Council on June 8, 2022, pursuant to which the City Council formed the District.

RMA. The term "RMA" means the Rate and Method of Apportionment of Special Tax for the District approved by the qualified electors of the District at the June 8, 2022 election.

School Facilities Account. The term "School Facilities Account" means the account by that name created and established in the Acquisition and Construction Fund pursuant to Section 3.1 hereof.

Sinking Fund Payment. The term "Sinking Fund Payment" means the annual payment to be deposited in the Redemption Account to redeem a portion of the Term Bonds in accordance with the schedules set forth in Section 4.1(b) hereof and any annual sinking fund payment schedule to retire any Parity Bonds which are designated as Term Bonds.

Six-Month Period. The term "Six-Month Period" means the period of time beginning on the Delivery Date of each issue of Bonds or Parity Bonds, as applicable, and ending six consecutive months thereafter, and each six-month period thereafter until the latest maturity date of the Bonds and the Parity Bonds (and any obligations that refund an issue of the Bonds or Parity Bonds).

Special Tax Administrator. The term "Special Tax Administrator" means the individual or entity appointed by the City to administer the calculation and collection of the Special Taxes.

Special Tax Fund. The term "Special Tax Fund" means the fund by that name created and established pursuant to Section 3.1 hereof.

Special Taxes. The term "Special Taxes" means the Special Tax (as defined in the RMA) authorized to be levied by the District on property within the District in accordance with the Ordinance, the Resolution of Formation, the Act and the voter approval obtained at the June 8, 2022 election in the District, including any scheduled payments and any Prepayments thereof, the net proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes to the amount of said lien and penalties and interest thereon; provided that any delinquent Special Tax sold to an independent third-party or to the City for 100% of the delinquent amount shall no longer be pledged hereunder to the payment of the Bonds or Parity Bonds.

S&P. The term "S&P" means S&P Global Ratings, a Standard & Poor's Financial Services LLC business, its successors and assigns.

Subaccount. The term "Subaccount" means any subaccount created pursuant to this Indenture.

Supplemental Indenture. The term "Supplemental Indenture" means any supplemental indenture amending or supplementing this Indenture.

Surplus Fund. The term "Surplus Fund" means the fund by that name created and established pursuant to Section 3.1 hereof.

Tax Certificate. The term "Tax Certificate" means the certificate by that name to be executed by the District on a Delivery Date to establish certain facts and expectations and which contains certain covenants relevant to compliance with the Code.

Tax-Exempt. The term "Tax-Exempt" means, with reference to an Authorized Investment, an Authorized Investment the interest earnings on which are excludable from gross income for federal income tax purposes pursuant to Section 103(a) of the Code, other than one described in Section 57(a)(5)(C) of the Code.

Taxable Property. The term "Taxable Property" has the meaning ascribed to it in the RMA.

Term Bonds. The term "Term Bonds" means the Bonds maturing on September 1, 20__, September 1, 20__ and September 1, 20__, and any term maturities of an issue of Parity Bonds as specified in a Supplemental Indenture.

Trustee. The term "Trustee" means Wilmington Trust, National Association, a national banking association duly organized and existing under the laws of the United States, at its principal corporate trust office in Costa Mesa, California, and its successors or assigns, or any other bank or trust company which may at any time be substituted in its place as provided in Sections 7.2 or 7.3, and any successor thereto.

Underwriter. The term "Underwriter" means, with respect to the Bonds, Raymond James & Associates, Inc., and with respect to each issue of Parity Bonds, the institution or institutions, if any, with whom the District enters into a purchase contract for the sale of such issue.

Water Facilities Account. The term "Water Facilities Account" means the account by that name created and established in the Acquisition and Construction Fund pursuant to Section 3.1 hereof.

ARTICLE II

GENERAL AUTHORIZATION AND BOND TERMS

Section 2.1. Amount, Issuance, Purpose and Nature of Bonds and Parity Bonds. Under and pursuant to the Act, the Bonds in the aggregate principal amount of $_____, together with any Parity Bonds authorized by the City Council in accordance with Section 9.2 hereof, shall be issued for the purposes of financing and/or refinancing the Project, paying Costs of Issuance and funding the Reserve Account; provided that the aggregate principal amount of the Bonds and any Parity Bonds shall not exceed the total indebtedness presently authorized or subsequently authorized by the qualified electors within the District in accordance with the Act. The Bonds and any Parity Bonds shall be and are limited obligations of the District and shall be payable as to the principal thereof and interest thereon and any premiums upon the redemption thereof solely from the Net Taxes and the other amounts in the Special Tax Fund.

Section 2.2. Type and Nature of Bonds and Parity Bonds. Neither the faith and credit nor the taxing power of the City, the State of California, or any political subdivision thereof other than the District is pledged to the payment of the Bonds or any Parity Bonds. Except for the Net Taxes, no other taxes are pledged to the payment of the Bonds or any Parity Bonds. The Bonds and any Parity Bonds are not general or special obligations of the City nor general obligations of the District, but are limited obligations of the District payable solely from certain amounts deposited by the District in the Special Tax Fund, as more fully described herein. The District's limited obligation to pay the principal of, premium, if any, and interest on the Bonds and any Parity Bonds from amounts in the Special Tax Fund is absolute and unconditional, free of deductions and without any abatement, offset, recoupment, diminution or set-off whatsoever. No Owner of the Bonds or any Parity Bonds may compel the exercise of the taxing power by the District (except as pertains to the Special Taxes) or the City or the forfeiture of any of their property. The principal of and interest on the Bonds and any Parity Bonds and premiums upon the redemption thereof, if any, are not a debt of the City, the State of California or any of its political subdivisions within the meaning of any constitutional or statutory limitation or restriction. The Bonds and any Parity Bonds are not a legal or equitable pledge, charge, lien, or encumbrance upon any of the District's property, or upon any of

its income, receipts or revenues, except the Net Taxes and other amounts in the Special Tax Fund which are, under the terms of this Indenture and the Act, set aside for the payment of the Bonds, any Parity Bonds and interest thereon, and neither the members of the legislative body of the District or the members of the City Council nor any persons executing the Bonds or any Parity Bonds are liable personally on the Bonds or any Parity Bonds, by reason of their issuance.

Notwithstanding anything to the contrary contained in this Indenture, the District shall not be required to advance any money derived from any source of income other than the Net Taxes for the payment of the interest on or the principal of the Bonds or any Parity Bonds, or for the performance of any covenants contained herein. The District may, however, advance funds for any such purpose, provided that such funds are derived from a source legally available for such purpose.

Section 2.3. Equality of Bonds and Parity Bonds and Pledge of Net Taxes. Pursuant to the Act and this Indenture, the Bonds and any Parity Bonds shall be equally payable from and secured by a first pledge of and lien on the Net Taxes and other amounts in the Special Tax Fund, without priority for number, date of the Bonds or Parity Bonds, date of sale, date of execution, or date of delivery, and the payment of the interest on and principal of the Bonds and any Parity Bonds and any premiums upon the redemption thereof, shall be exclusively paid from the Net Taxes and other amounts in the Special Tax Fund which are hereby set aside for the payment of the Bonds and any Parity Bonds; provided that any delinquent Special Tax sold to an independent third-party or to the City for 100% of the delinquent amount shall no longer be pledged hereunder to the payment of the Bonds or Parity Bonds. Amounts in the Special Tax Fund shall constitute a trust fund held for the benefit of the Owners to be applied to the payment of the interest on and principal of the Bonds and any Parity Bonds and, so long as any of the Bonds and any Parity Bonds or interest thereon remain Outstanding, shall not be used for any other purpose, except as permitted by this Indenture or any Supplemental Indenture. Notwithstanding any provision contained in this Indenture to the contrary, Net Taxes deposited in the Rebate Fund and the Surplus Fund shall no longer be considered to be pledged to the Bonds or any Parity Bonds, and none of the Rebate Fund, the Surplus Fund, the Acquisition and Construction Fund or the Administrative Fund shall be construed as a trust fund held for the benefit of the Owners.

Nothing in this Indenture or any Supplemental Indenture shall preclude: (i) subject to the limitations contained hereunder, the redemption prior to maturity of any Bonds or Parity Bonds subject to call and redemption and payment of said Bonds or Parity Bonds from proceeds of refunding bonds issued under the Act as the same now exists or as hereafter amended, or under any other law of the State of California; or (ii) the issuance, subject to the limitations contained herein, of Parity Bonds which shall be payable from Net Taxes.

Section 2.4. Description of Bonds; Interest Rates. The Bonds and any Parity Bonds shall be issued in fully registered form in denominations of $5,000 or any integral multiple thereof. The Bonds and any Parity Bonds of each issue shall be numbered as desired by the Trustee.

The Bonds shall be designated "Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025." The Bonds shall be dated as of their Delivery Date and shall mature and be payable on September 1 in the years and in the aggregate principal amounts and shall be subject to and shall bear interest at the rates set forth in the table below payable on September 1, 2025 and each Interest Payment Date thereafter:

Maturity Date September 1	*Principal Amount*	*Interest Rate*

[T] Term Bonds.

Interest shall be payable on each Bond and Parity Bond from the date established in accordance with Section 2.5 below on each Interest Payment Date thereafter until the principal sum of such Bond or Parity Bond has been paid; provided, however, that if at the maturity date of any Bond or Parity Bond (or if the same is redeemable and shall be duly called for redemption, then at the date fixed for redemption) funds are available for the payment or redemption thereof in full, in accordance with the terms of this Indenture, such Bonds and Parity Bonds shall then cease to bear interest. Interest due on the Bonds and Parity Bonds shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

Section 2.5. Place and Form of Payment. The Bonds and Parity Bonds shall be payable both as to principal and interest, and as to any premiums upon the redemption thereof, in lawful money of the United States of America. The principal of the Bonds and Parity Bonds and any premiums due upon the redemption thereof shall be payable upon presentation and surrender thereof at the Principal Office of the Trustee, or at the designated office of any successor Trustee. If the Nominee of the Bonds or Parity Bonds is registered to Cede & Co., payment of principal and any premiums shall be made without presentment. Interest on any Bond or Parity Bond shall be payable from the Interest Payment Date next preceding the date of authentication of such Bond or Parity Bond, unless: (i) such date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication; (ii) the date of authentication is after a Record Date but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from the Interest Payment Date immediately succeeding the date of authentication; or (iii) the date of authentication is prior to the close of business on the first Record Date occurring after the issuance of such Bond or Parity Bond, in which event interest shall be payable from the dated date of such Bond or Parity Bond, as applicable; provided, however, that if at the time of authentication of such Bond or Parity Bond, interest is in default, interest on such Bond or Parity Bond shall be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or, if no interest has been paid or made available for payment on such Bond or Parity Bond, interest on such Bond or Parity Bond shall be payable from its dated date. Interest on any Bond or Parity Bond shall be paid to the person whose name shall appear in the Bond Register as the Owner of such Bond or Parity Bond as of the close of business on the Record Date. Such interest shall be paid by check of

the Trustee mailed by first class mail, postage prepaid, to such Owner at his or her address as it appears on the Bond Register. In addition, upon a request in writing received by the Trustee on or before the applicable Record Date from an Owner of $1,000,000 or more in principal amount of the Bonds or of any issue of Parity Bonds, payment shall be made on the Interest Payment Date by wire transfer in immediately available funds to an account within the United States of America designated by such Owner.

Section 2.6. Form of Bonds and Parity Bonds. The definitive Bonds may be printed from steel engraved or lithographic plates or may be typewritten. The Bonds and the certificate of authentication shall be substantially in the form attached hereto as Exhibit A, which form is hereby approved and adopted as the form of such Bonds and of the certificate of authentication. Each issue of Parity Bonds and the certificate of authentication therefor shall be in the form provided in the Supplemental Indenture for such issue of Parity Bonds.

Until definitive Bonds or Parity Bonds, as applicable, shall be prepared, the District may cause to be executed and delivered in lieu of such definitive Bonds or Parity Bonds temporary bonds in typed, printed, lithographed or engraved form and in fully registered form, subject to the same provisions, limitations and conditions as are applicable in the case of definitive Bonds or Parity Bonds, except that they may be in any denominations authorized by the District. Until exchanged for definitive Bonds or Parity Bonds, as applicable, any temporary bond shall be entitled and subject to the same benefits and provisions of this Indenture as definitive Bonds and Parity Bonds. If the District issues temporary Bonds or Parity Bonds, it shall execute and furnish definitive Bonds or Parity Bonds, as applicable, without unnecessary delay and thereupon any temporary Bond or Parity Bond may be surrendered to the Trustee at its office, without expense to the Owner, in exchange for a definitive Bond or Parity Bond of the same issue, maturity, interest rate and principal amount in any authorized denomination. All temporary Bonds or Parity Bonds so surrendered shall be cancelled by the Trustee and shall not be reissued.

Section 2.7. Execution and Authentication. The Bonds and Parity Bonds shall be signed on behalf of the District by the manual or facsimile signature of the Mayor of the City and countersigned by the manual or facsimile signature of the City Clerk, or any duly appointed Deputy Clerk, in their capacity as officers of the District, and the seal of the City or the District (or a facsimile thereof) may be impressed, imprinted, engraved or otherwise reproduced thereon, and attested by the signature of the City Clerk. In case any one or more of the officers who shall have signed or sealed any of the Bonds or Parity Bonds shall cease to be such officer before the Bonds or Parity Bonds so signed and sealed have been authenticated and delivered by the Trustee (including new Bonds or Parity Bonds delivered pursuant to the provisions hereof with reference to the transfer and exchange of Bonds or Parity Bonds or lost, stolen, destroyed or mutilated Bonds or Parity Bonds), such Bonds and Parity Bonds shall nevertheless be valid and may be authenticated and delivered as herein provided, and may be issued as if the person who signed or sealed such Bonds or Parity Bonds had not ceased to hold such office.

Only the Bonds as shall bear thereon such certificate of authentication in the form set forth in Exhibit A attached hereto shall be entitled to any right or benefit under this Indenture, and no Bond shall be valid or obligatory for any purpose until such certificate of authentication shall have been duly executed by the Trustee.

Section 2.8. Bond Register. The Trustee will keep or cause to be kept, at its office, sufficient books for the registration and transfer of the Bonds and any Parity Bonds which shall upon

reasonable prior notice be open to inspection by the District during all regular business hours, and, subject to the limitations set forth in Section 2.9 below, upon presentation for such purpose, the Trustee shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be transferred on said Bond Register, Bonds and any Parity Bonds as herein provided.

The District and the Trustee may treat the Owner of any Bond or Parity Bond whose name appears on the Bond Register as the absolute Owner of that Bond or Parity Bond for any and all purposes and the District and the Trustee shall not be affected by any notice to the contrary. The District and the Trustee may rely on the address of the Owner as it appears in the Bond Register for any and all purposes. It shall be the duty of the Owner to give written notice to the Trustee of any change in the Owner's address so that the Bond Register may be revised accordingly.

Section 2.9. Registration of Exchange or Transfer. Subject to the limitations set forth in the following paragraph, the registration of any Bond or Parity Bond may, in accordance with its terms, be transferred upon the Bond Register by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon surrender of such Bond or Parity Bond for cancellation at the office of the Trustee, accompanied by delivery of written instrument of transfer in a form acceptable to the Trustee and duly executed by the Owner or his or her duly authorized attorney.

Bonds or Parity Bonds may be exchanged at the office of the Trustee for a like aggregate principal amount of Bonds or Parity Bonds for other authorized denominations of the same maturity and issue. The Trustee shall not collect from the Owner any charge for any new Bond or Parity Bond issued upon any exchange or transfer, but shall require the Owner requesting such exchange or transfer to pay any tax or other governmental charge required to be paid with respect to such exchange or transfer. Whenever any Bonds or Parity Bonds shall be surrendered for registration of transfer or exchange, the District shall execute and the Trustee shall authenticate and deliver a new Bond or Bonds or a new Parity Bond or Parity Bonds, as applicable, of the same issue and maturity, for a like aggregate principal amount; provided that the Trustee shall not be required to register transfers or make exchanges of: (i) Bonds or Parity Bonds for a period of 15 days next preceding any selection of the Bonds or Parity Bonds to be redeemed; or (ii) any Bonds or Parity Bonds chosen for redemption.

Section 2.10. Mutilated, Lost, Destroyed or Stolen Bonds or Parity Bonds. If any Bond or Parity Bond shall become mutilated, the District shall execute, and the Trustee shall authenticate and deliver, a new Bond or Parity Bond of like tenor, date, issue and maturity in exchange and substitution for the Bond or Parity Bond so mutilated, but only upon surrender to the Trustee of the Bond or Parity Bond so mutilated. Every mutilated Bond or Parity Bond so surrendered to the Trustee shall be cancelled by the Trustee pursuant to Section 10.1 hereof. If any Bond or Parity Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Trustee and, if such evidence is satisfactory to the Trustee and, if any indemnity satisfactory to the Trustee shall be given, the District shall execute and the Trustee shall authenticate and deliver a new Bond or Parity Bond, as applicable, of like tenor, maturity and issue, numbered and dated as the Trustee shall determine in lieu of and in substitution for the Bond or Parity Bond so lost, destroyed or stolen. Any Bond or Parity Bond issued in lieu of any Bond or Parity Bond alleged to be mutilated, lost, destroyed or stolen shall be equally and proportionately entitled to the benefits hereof with all other Bonds and Parity Bonds issued hereunder. The Trustee shall not treat both the original Bond or Parity Bond and any replacement Bond or Parity Bond as being Outstanding for the purpose of determining the principal amount of Bonds or Parity Bonds which may be executed, authenticated

and delivered hereunder or for the purpose of determining any percentage of Bonds or Parity Bonds Outstanding hereunder, but both the original and replacement Bond or Parity Bond shall be treated as one and the same. Notwithstanding any other provision of this Section, in lieu of delivering a new Bond or Parity Bond which has been mutilated, lost, destroyed or stolen, and which has matured, the Trustee may make payment with respect to such Bonds or Parity Bonds.

Section 2.11. Validity of Bonds and Parity Bonds. The validity of the authorization and issuance of the Bonds and any Parity Bonds shall not be affected in any way by any defect in any proceedings taken by the District for the financing of the Project, or by the invalidity, in whole or in part, of any contracts made by the District in connection therewith, and shall not be dependent upon the completion of the financing of the Project or upon the performance by any Person of his obligation with respect to the Project, and the recital contained in the Bonds or any Parity Bonds that the same are issued pursuant to the Act and other applicable laws of the State shall be conclusive evidence of their validity and of the regularity of their issuance.

Section 2.12. Book-Entry System. The Bonds shall be initially delivered in the form of a separate single fully registered Bond (which may be typewritten) for each maturity of the Bonds. Upon initial delivery, the ownership of each such Bond shall be registered in the registration books kept by the Trustee in the name of the Nominee as nominee of the Depository. Except as provided in Section 2.14 hereof, all of the Outstanding Bonds shall be registered in the registration books kept by the Trustee in the name of the Nominee. At the election of the District, any Parity Bonds may also be issued as book-entry bonds registered in the name of the Nominee as provided herein, in which case the references in Sections 2.12 through 2.15 to "Bonds" shall be applicable to such Parity Bonds.

With respect to Bonds registered in the registration books kept by the Trustee in the name of the Nominee, the District and the Trustee shall have no responsibility or obligation to any such Participant or to any Person on behalf of which such a Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the District and the Trustee shall have no responsibility or obligation with respect to: (i) the accuracy of the records of the Depository, the Nominee, or any Participant with respect to any ownership interest in the Bonds; (ii) the delivery to any Participant or any other Person, other than an Owner as shown in the registration books kept by the Trustee, of any notice with respect to the Bonds, including any notice of redemption; (iii) the selection by the Depository and its Participants of the beneficial interests in the Bonds to be redeemed in the event that the Bonds are redeemed in part; or (iv) the payment to any Participant or any other Person, other than an Owner as shown in the registration books kept by the Trustee, of any amount with respect to principal of, premium, if any, or interest due with respect to the Bonds. The District and the Trustee may treat and consider the Person in whose name each Bond is registered in the registration books kept by the Trustee as the holder and absolute owner of such Bond for the purpose of payment of the principal of, premium, if any, and interest on such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond and for all other purposes whatsoever. The Trustee shall pay all principal of, premium, if any, and interest due on the Bonds only to or upon the order of the respective Owner, as shown in the registration books kept by the Trustee, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to satisfy and discharge fully the District's obligations with respect to payment of the principal, premium, if any, and interest due on the Bonds to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the registration books kept by the Trustee, shall receive a Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to

this Indenture. Upon delivery by the Depository to the Trustee and the District of written notice to the effect that the Depository has determined to substitute a new nominee in place of the Nominee, and subject to the provisions herein with respect to Record Dates, the word Nominee in this Indenture shall refer to such new nominee of the Depository.

Section 2.13. Representation Letter. In order to qualify the Bonds and any Parity Bonds which the District elects to register in the name of the Nominee for the Depository's book-entry system, an Authorized Representative of the District is hereby authorized to execute from time to time and deliver to such Depository the Representation Letter. The execution and delivery of the Representation Letter shall not in any way limit the provisions of Section 2.12 or in any other way impose upon the District or the Trustee any obligation whatsoever with respect to persons having interests in the Bonds other than the Owners, as shown on the registration books kept by the Trustee. The District agrees to take all action necessary to continuously comply with all representations made by it in the Representation Letter. In addition to the execution and delivery of the Representation Letter, the Authorized Representatives of the District are hereby authorized to take any other actions, not inconsistent with this Indenture, to qualify the Bonds for the Depository's book-entry program.

Section 2.14. Transfers Outside Book-Entry System. In the event that: (i) the Depository determines not to continue to act as securities depository for the Bonds; or (ii) the District determines that the Depository shall no longer so act, then the District will discontinue the book-entry system with the Depository. If the District fails to identify another qualified securities depository to replace the Depository then the Bonds so designated shall no longer be restricted to being registered in the registration books kept by the Trustee in the name of the Nominee, but shall be registered in whatever name or names Persons transferring or exchanging Bonds shall designate, in accordance with the provisions of Section 2.9 hereof.

Section 2.15. Payments to the Nominee. Notwithstanding any other provisions of this Indenture to the contrary, so long as any Bond is registered in the name of the Nominee, all payments with respect to principal, premium, if any, and interest due with respect to such Bond and all notices with respect to such Bond shall be made and given, respectively, as provided in the Representation Letter or as otherwise instructed by the Depository.

Section 2.16. Initial Depository and Nominee. The initial Depository under this Indenture shall be The Depository Trust Company, New York, New York. The initial Nominee shall be Cede & Co., as Nominee of The Depository Trust Company, New York, New York.

ARTICLE III

CREATION OF FUNDS AND APPLICATION OF PROCEEDS

Section 3.1. Creation of Funds; Application of Proceeds.

(a) There are hereby created and established and shall be maintained by the Trustee the following funds and accounts:

(1) The Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Fund (the "Special Tax Fund") (in which there shall be established and created an Interest Account, a Principal Account, a Redemption Account and a Reserve Account).

(2) The Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Rebate Fund (the "Rebate Fund") (in which there shall be established a Rebate Account and an Alternate Penalty Account).

(3) The Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Acquisition and Construction Fund (the "Acquisition and Construction Fund") (in which there shall be established a Costs of Issuance Account, a City Facilities Account (in which there shall be established a City Fee Subaccount, a City Fee Premium Subaccount and a City Facilities Subaccount), a School Facilities Account and a Water Facilities Account).

(4) The Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Surplus Fund (the "Surplus Fund").

The amounts on deposit in the foregoing funds, accounts and subaccounts shall be held by the Trustee. The Trustee shall invest and disburse the amounts in such funds, accounts and subaccounts in accordance with the provisions of this Article III and shall disburse investment earnings thereon in accordance with the provisions of Section 3.10 hereof.

In connection with the issuance of any Parity Bonds, which may be issued only for the purpose of refunding the Bonds as described in Section 9.2, the Trustee, at the direction of an Authorized Representative of the District, may create new funds, accounts or subaccounts, or may create additional accounts and subaccounts within any of the foregoing funds and accounts for the purpose of separately accounting for the proceeds of the Bonds and any Parity Bonds.

(b) There is hereby established and shall be maintained by the District, the Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Administrative Expense Fund (the "Administrative Expense Fund").

(c) The proceeds of the sale of the Bonds shall be received by the Trustee on behalf of the District and deposited and transferred as follows:

(1) $_____ shall be transferred to the Costs of Issuance Account of the Acquisition and Construction Fund to pay the Costs of Issuance of the Bonds;

(2) $_____ shall be transferred to the Reserve Account of the Special Tax Fund to fund the Reserve Requirement; and

(3) $_____ shall be transferred to the Acquisition and Construction Fund of which $_____ shall be deposited in the City Facilities Account (with $_____ deposited in the City Fee Subaccount, $_____ deposited in the City Fee Premium Subaccount and $_____ deposited in the City Facilities Subaccount), $_____ shall be deposited in the School Facilities Account and $_____ shall be deposited in the Water Facilities Account.

(d) On the Delivery Date of the Bonds, the District shall transfer $_____ representing Special Taxes levied in the District and the Trustee shall deposit such amount in the City Fee Subaccount.

The Trustee may, in its discretion, establish temporary funds or accounts in its books and records to facilitate such transfers.

Section 3.2. Deposits to and Disbursements from Special Tax Fund.

(a) Except for Prepayments, which shall be deposited to the Redemption Account of the Special Tax Fund, and the amounts deposited into the Administrative Expense Fund accordance with Section 3.3 below, the Trustee shall, on each date on which the Special Taxes are received from the District, deposit such Special Taxes in the Special Tax Fund to be held in trust for the Owners. The Trustee shall transfer the Special Taxes on deposit in the Special Tax Fund on the dates and in the amounts set forth in the following Sections, in the following order of priority, to:

(1) the Interest Account of the Special Tax Fund;

(2) the Principal Account of the Special Tax Fund;

(3) the Redemption Account of the Special Tax Fund;

(4) the Reserve Account of the Special Tax Fund;

(5) the District, upon a Certificate of an Authorized Representative, for deposit in the Administrative Expense Fund to the extent that Administrative Expenses exceed or are expected to exceed the Administrative Expense Cap;

(6) the Rebate Fund; and

(7) the Surplus Fund.

(b) At maturity of all of the Bonds and Parity Bonds and, after all principal and interest then due on the Bonds and Parity Bonds then Outstanding have been paid or provided for and any amounts owed to the Trustee have been paid in full, moneys in the Special Tax Fund and any accounts therein may be used by the District for any lawful purpose.

Section 3.3. Administrative Expense Fund. Promptly after the receipt of any Special Taxes in a Fiscal Year, the District shall deposit Special Taxes (other than Prepayments, which shall be transferred to the Trustee as set forth in Section 3.2 above) in the Administrative Expense Fund from time to time in the amounts necessary to make timely payment of Administrative Expenses; provided, however, that, except as set forth in the following sentence, the total amount transferred with respect to a Bond Year shall not exceed the Administrative Expenses Cap until such time as there has been deposited to the Interest Account and the Principal Account an amount, together with any amounts already on deposit therein, that is sufficient to pay the interest and principal on all Bonds and Parity Bonds due in such Bond Year and to restore the Reserve Account to the Reserve Requirement. Notwithstanding the foregoing, amounts in excess of the Administrative Expenses Cap may be transferred to the Administrative Expense Fund to the extent necessary to collect delinquent Special Taxes as set forth in a Certificate of an Authorized Representative of the District. Moneys in the Administrative Expense Fund may be invested in any Authorized Investments as directed in writing by an Authorized Representative of the District and shall be disbursed as directed in a Certificate of an Authorized Representative..

Section 3.4. Interest Account and Principal Account of the Special Tax Fund. The principal of and interest due on the Bonds and any Parity Bonds until maturity, other than principal due upon redemption, shall be paid by the Trustee from the Principal Account and the Interest Account of the Special Tax Fund, respectively.

For the purpose of assuring that the payment of principal of and interest on the Bonds and any Parity Bonds will be made when due, after making the transfer required by Section 3.3, at least one Business Day prior to each March 1 and September 1, the Trustee shall make the following transfers from the Special Tax Fund first to the Interest Account and then to the Principal Account; provided, however, that to the extent that deposits have been made in the Interest Account or the Principal Account from the proceeds of the sale of an issue of the Bonds or any Parity Bonds, or otherwise, the transfer from the Special Tax Fund need not be made; and provided, further, that, if amounts in the Special Tax Fund (exclusive of the Reserve Account) are inadequate to make the foregoing transfers, then any deficiency shall be made up by transfers from the Reserve Account:

(a) To the Interest Account, an amount such that the balance in the Interest Account one Business Day prior to each Interest Payment Date shall be equal to the installment of interest due on the Bonds and any Parity Bonds on said Interest Payment Date and any installment of interest due on a previous Interest Payment Date which remains unpaid. Moneys in the Interest Account shall be used for the payment of interest on the Bonds and any Parity Bonds as the same become due.

(b) To the Principal Account, an amount such that the balance in the Principal Account one Business Day prior to September 1 of each year, commencing September 1, 2025, shall equal the principal payment due on the Bonds and any Parity Bonds maturing on such September 1 and any principal payment due on a previous September 1 which remains unpaid. Moneys in the Principal Account shall be used for the payment of the principal of such Bonds and any Parity Bonds as the same become due at maturity.

Section 3.5. Redemption Account of the Special Tax Fund.

(a) With respect to each September 1 on which a Sinking Fund Payment is due, after the deposits have been made to the Interest Account and the Principal Account of the Special Tax Fund as required by Section 3.4 hereof, the Trustee shall next transfer into the Redemption Account of the Special Tax Fund from the Special Tax Fund the amount needed to make the balance in the Redemption Account one Business Day prior to each September 1 on which a Sinking Fund Payment is due equal to the Sinking Fund Payment due on any Outstanding Bonds and Parity Bonds on such September 1; provided, however, that, if amounts in the Special Tax Fund are inadequate to make the foregoing transfers, then any deficiency shall be made up by an immediate transfer from the Reserve Account, if funded, pursuant to Section 3.6 below. Moneys so deposited in the Redemption Account shall be used and applied by the Trustee to call and redeem Term Bonds in accordance with the Sinking Fund Payment schedules set forth in Section 4.1(b) hereof, and to redeem Parity Bonds in accordance with any Sinking Fund Payment schedule in the Supplemental Indenture for such Parity Bonds.

(b) After making the deposits to the Interest Account and the Principal Account of the Special Tax Fund pursuant to Section 3.4 above and to the Redemption Account for Sinking Fund Payments then due pursuant to subparagraph (a) of this Section, and in accordance with the District's election to call Bonds for optional redemption as set forth in Section 4.1(a) hereof, or to call Parity Bonds for optional redemption as set forth in any Supplemental Indenture for Parity Bonds, the Trustee shall transfer from the Special Tax Fund and deposit in the Redemption Account moneys available for the purpose and sufficient to pay the principal and the premiums, if any, payable on the Bonds or Parity Bonds called for optional redemption; provided, however, that amounts in the Special Tax Fund may be applied to optionally redeem Bonds and Parity Bonds only if immediately following such redemption the amount in the Reserve Account will equal the Reserve Requirement.

(c) Prepayments deposited to the Redemption Account shall be applied on the redemption date established pursuant to Section 4.1(c) hereof to the payment of the principal of, premium, if any, and interest on the Bonds and Parity Bonds to be redeemed with such Prepayments.

(d) Moneys set aside in the Redemption Account shall be used solely for the purpose of redeeming Bonds and Parity Bonds and shall be applied on or after the redemption date to the payment of principal of and premium, if any, on the Bonds or Parity Bonds to be redeemed upon presentation and surrender of such Bonds or Parity Bonds, and, in the case of an optional redemption or a special mandatory redemption from Prepayments, to pay the interest thereon; provided, however, that in lieu or partially in lieu of such call and redemption, moneys deposited in the Redemption Account may be used to purchase Outstanding Bonds or Parity Bonds in the manner hereinafter provided. Purchases of Outstanding Bonds or Parity Bonds may be made by the District at public or private sale as and when and at such prices as the District may in its discretion determine but only at prices (including brokerage or other expenses) not more than par plus accrued interest, plus, in the case of moneys set aside for an optional redemption or a special mandatory redemption, the premium applicable at the next following call date according to the premium schedule established pursuant to Section 4.1(a) or 4.1(c) hereof, as applicable, or in the case of Parity Bonds the premium established in any Supplemental Indenture. Any accrued interest payable upon the purchase of Bonds or Parity Bonds may be paid from the amount reserved in the Interest Account of the Special Tax Fund for the payment of interest on the next following Interest Payment Date.

Section 3.6. Reserve Account of the Special Tax Fund. There shall be maintained in the Reserve Account of the Special Tax Fund an amount equal to the Reserve Requirement. The Reserve Requirement may be satisfied in whole or in part by cash, a Reserve Policy, or a combination thereof. The amounts in the Reserve Account shall be applied as follows:

(a) Moneys in the Reserve Account shall be used solely for the purpose of paying the principal of, including Sinking Fund Payments, and interest on the Bonds and any Parity Bonds when due in the event that the moneys in the Interest Account and the Principal Account of the Special Tax Fund are insufficient therefor or moneys in the Redemption Account of the Special Tax Fund are insufficient to make a Sinking Fund Payment when due and for the purpose of making any required transfer to the Rebate Fund pursuant to Section 3.7 hereof upon written direction from the District. If the amounts in the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund are insufficient to pay the principal of, including Sinking Fund Payments, or interest on any Parity Bonds when due, or amounts in the Special Tax Fund are insufficient to make transfers to the Rebate Fund when required, the Trustee shall withdraw from the Reserve Account, first from the cash on deposit therein, and second from a draw on the Reserve Policy, if any, for deposit in the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund or the Rebate Fund, as applicable, moneys necessary for such purposes.

(b) Whenever moneys are withdrawn from the Reserve Account, after making the required transfers referred to in Sections 3.4 and 3.5 above, the Trustee shall transfer to the Reserve Account from available moneys in the Special Tax Fund, or from any other legally available funds which the District elects to apply to such purpose, the amount needed to restore the amount of such Reserve Account to the Reserve Requirement by first, repaying any amounts due under the Reserve Policy, and second to fund the Reserve Account to the Reserve Requirement. Moneys in the Special Tax Fund shall be deemed available for transfer to the Reserve Account only if the Trustee determines that such amounts will not be needed to make the deposits required to be made to the Administrative Expense Fund, the Interest Account, the Principal Account or the Redemption

Account of the Special Tax Fund on or before the next September 1. If amounts in the Special Tax Fund together with any other amounts transferred to replenish the Reserve Account are inadequate to restore the Reserve Account to the Reserve Requirement, including any amounts necessary to pay costs related to the Reserve Policy, if any, then the District shall include the amount necessary to restore the Reserve Account to the Reserve Requirement, in the next annual Special Tax levy to the extent of the maximum permitted Special Tax rates.

(c) In connection with a redemption of Bonds pursuant to Section 4.1(a) or 4.1(c) or Parity Bonds in accordance with any Supplemental Indenture, or a partial defeasance of Bonds or Parity Bonds in accordance with Section 9.1 hereof, amounts in the Reserve Account may be applied to such redemption or partial defeasance so long as the amount on deposit in the Reserve Account following such redemption or partial defeasance equals the Reserve Requirement. The District shall set forth in a Certificate of an Authorized Representative the amount in the Reserve Account to be transferred to the Redemption Account on a redemption date or to be transferred pursuant to this Indenture to partially defease Bonds or Parity Bonds, and the Trustee shall make such transfer on the applicable redemption or defeasance date, subject to the limitation in the preceding sentence.

(d) To the extent that the Reserve Account is at the Reserve Requirement as of the first day of the final Bond Year for the Bonds or an issue of Parity Bonds, amounts in the Reserve Account may be applied to pay the principal of and interest due on the Bonds and Parity Bonds, as applicable, in the final Bond Year for such issue. Moneys in the Reserve Account in excess of the Reserve Requirement not transferred in accordance with the preceding provisions of this Section shall be withdrawn from the Reserve Account on the Business Day before each March 1 and September 1 and shall be transferred to the Acquisition and Construction Fund or an Account therein, as directed by an Authorized Representative of the District, until all amounts have been disbursed from the Acquisition and Construction Fund (or such fund is closed) and thereafter to the Interest Account of the Special Tax Fund.

Section 3.7. Rebate Fund.

(a) The Trustee shall establish and maintain a fund separate from any other fund established and maintained hereunder designated as the Rebate Fund and shall establish a separate Rebate Account and Alternate Penalty Account therein. All money at any time deposited in the Rebate Account or the Alternate Penalty Account of the Rebate Fund shall be held by the Trustee in trust, for payment to the United States Treasury. A separate subaccount of the Rebate Account and the Alternate Penalty Account shall be established for the Bonds and each issue of Parity Bonds the interest on which is excluded from gross income for federal income tax purposes. All amounts on deposit in the Rebate Fund with respect to the Bonds or an issue of Parity Bonds shall be governed by this Section 3.7 and the Tax Certificate for such issue, unless the District obtains an opinion of Bond Counsel that the exclusion from gross income for federal income tax purposes of interest payments on the Bonds and Parity Bonds will not be adversely affected if such requirements are not satisfied.

(1) Rebate Account. The following requirements shall be satisfied with respect to each subaccount of the Rebate Account:

(i) Computations. Within 55 days of the end of each fifth Bond Year, the District shall calculate or cause to be calculated the amount of rebatable arbitrage for the Bonds and each issue of Parity Bonds to which this Section 3.7 is applicable, in accordance with

Section 148(f)(2) of the Code and Section 1.148-3 of the Rebate Regulations (taking into account any applicable exceptions with respect to the computation of the rebatable arbitrage described in the Tax Certificate for each issue (e.g., the temporary investments exceptions of Section 148(f)(4)(B) and (C) of the Code), and taking into account whether the election pursuant to Section 148(f)(4)(C)(vii) of the Code (the "1½% Penalty") has been made), for this purpose treating the last day of the applicable Bond Year as a computation date, within the meaning of Section 1.148-1(b) of the Rebate Regulations (the "Rebatable Arbitrage"). The District shall obtain expert advice as to the amount of the Rebatable Arbitrage to comply with this Section.

(ii) Transfers. Within 55 days of the end of each fifth Bond Year for which Rebatable Arbitrage must be calculated as required by the Tax Certificate for each issue, upon the written direction of an Authorized Representative of the District, an amount shall be deposited to each subaccount of the Rebate Account by the Trustee from any funds so designated by the District if and to the extent required, so that the balance in the Rebate Account shall equal the amount of Rebatable Arbitrage so calculated by or on behalf of the District in accordance with clause (i) of this subsection (a)(1) with respect to the Bonds and each issue of Parity Bonds to which this Section 3.7 is applicable. In the event that immediately following any transfer required by the previous sentence, or the date on which the District determines that no transfer is required for such Bond Year, the amount then on deposit to the credit of the applicable subaccount of the Rebate Account exceeds the amount required to be on deposit therein, upon written instructions from an Authorized Representative of the District, the Trustee shall withdraw the excess from the appropriate subaccount of the Rebate Account and then credit the excess to the Special Tax Fund.

(iii) Payment to the Treasury. The Trustee shall pay, as directed in writing by an Authorized Representative of the District, to the United States Treasury, out of amounts in each subaccount of the Rebate Account:

(X) not later than 60 days after the end of: (A) the fifth Bond Year for the Bonds and each issue of Parity Bonds to which this Section 3.7 is applicable; and (B) each applicable fifth Bond Year thereafter, an amount equal to at least 90% of the Rebatable Arbitrage calculated as of the end of such Bond Year for the Bonds and each issue of Parity Bonds, as applicable; and

(Y) not later than 60 days after the payment or redemption of all of the Bonds or an issue of Parity Bonds, as applicable, an amount equal to 100% of the Rebatable Arbitrage calculated as of the end of such applicable Bond Year, and any income attributable to the Rebatable Arbitrage, computed in accordance with Section 148(f) of the Code.

In the event that, prior to the time of any payment required to be made from the Rebate Account, the amount in the Rebate Account is not sufficient to make such payment when such payment is due, the District shall calculate or cause to be calculated the amount of such deficiency and deposit an amount received from any legally available source equal to such deficiency prior to the time such payment is due. Each payment required to be made pursuant to this subsection (a)(1) shall be made to the Internal Revenue Service Center, Ogden, Utah 84201 on or before the date on which such payment is due, and shall be accompanied by Internal Revenue Service Form 8038-T, or shall be made in such other manner as provided under the Code.

(2) Alternate Penalty Account.

(i) Six-Month Computation. If the 1½% Penalty has been elected for the Bonds or an issue of Parity Bonds, within 85 days of each particular Six-Month Period, the District shall determine or cause to be determined whether the 1½% Penalty is payable (and the amount of such penalty) as of the close of the applicable Six-Month Period. The District shall obtain expert advice in making such determinations.

(ii) Six-Month Transfer. Within 85 days of the close of each Six-Month Period, the Trustee, at the written direction of an Authorized Representative of the District, shall deposit an amount in the appropriate subaccounts of the Alternate Penalty Account from any source of funds held by the Trustee pursuant to this Indenture and designated by the District in such written directions or provided to it by the District, if and to the extent required, so that the balance in each subaccount of the Alternate Penalty Account equals the amount of 1½% Penalty due and payable to the United States Treasury determined as provided in subsection (a)(2)(i) above. In the event that immediately following any transfer provided for in the previous sentence, or the date on which the District determines that no transfer is required for such Bond Year, the amount then on deposit in a subaccount of the Alternate Penalty Account exceeds the amount required to be on deposit therein to make the payments required by subsection (iii) below, the Trustee, at the written direction of an Authorized Representative of the District, may withdraw the excess from the applicable subaccount of the Alternate Penalty Account and credit the excess to the Special Tax Fund.

(iii) Payment to the Treasury. The Trustee shall pay, as directed in writing by an Authorized Representative of the District, to the United States Treasury, out of amounts in a subaccount of the Alternate Penalty Account, not later than 90 days after the close of each Six-Month Period the 1½% Penalty, if applicable and payable, computed with respect to the Bonds and any issue of Parity Bonds in accordance with Section 148(f)(4) of the Code. In the event that, prior to the time of any payment required to be made from a subaccount of the Alternate Penalty Account, the amount in such subaccount is not sufficient to make such payment when such payment is due, the District shall calculate the amount of such deficiency and direct the Trustee, in writing, to deposit an amount equal to such deficiency into such subaccount of the Alternate Penalty Account from any funds held by the Trustee pursuant to this Indenture and designated by the District in such written directions prior to the time such payment is due. Each payment required to be made pursuant to this subsection (a)(2) shall be made to the Internal Revenue Service, Ogden, Utah 84201 on or before the date on which such payment is due, and shall be accompanied by Internal Revenue Service Form 8038-T or shall be made in such other manner as provided under the Code.

(b) Disposition of Unexpended Funds. Any funds remaining in the Accounts of the Rebate Fund with respect to the Bonds or an issue of Parity Bonds after redemption and payment of such issue and after making the payments described in subsections (a)(1)(iii) or (a)(2)(iii) (whichever is applicable), may be withdrawn by the Trustee at the written direction of the District and utilized in any manner by the District.

(c) Survival of Defeasance and Final Payment. Notwithstanding anything in this Section or this Indenture to the contrary, the obligation to comply with the requirements of this Section shall survive the defeasance and final payment of the Bonds and any Parity Bonds with respect to which an Account has been created in the Rebate Fund.

(d) Amendment Without Consent of Owners. This Section 3.7 may be deleted or amended in any manner without the consent of the Owners, provided that prior to such event there is delivered to the District an opinion of Bond Counsel to the effect that such deletion or amendment will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds and any issue of Parity Bonds issued on a tax-exempt basis.

(e) Trustee. The Trustee shall have no responsibility to monitor or calculate any amounts payable to the U.S. Treasury pursuant to this Section and shall be deemed constructively to have complied with its obligations hereunder if it follows the written instructions of the District given pursuant to this Section.

Section 3.8. Surplus Fund. After making the transfers required by Sections 3.4, 3.5, 3.6 and 3.7 hereof, as soon as practicable after each September 1, the Trustee shall transfer all remaining amounts in the Special Tax Fund to the Surplus Fund, unless on or prior to such date, it has received a Certificate of an Authorized Representative directing that certain amounts be retained in the Special Tax Fund because the District has included such amounts as being available in the Special Tax Fund in calculating the amount of the levy of Special Taxes for such Fiscal Year pursuant to Section 5.2(b) hereof. Moneys deposited in the Surplus Fund will be transferred by the Trustee at the direction of an Authorized Representative of the District: (i) to the Interest Account, the Principal Account or the Redemption Account of the Special Tax Fund to pay the principal of, including Sinking Fund Payments, premium, if any, and interest on the Bonds and any Parity Bonds when due in the event that moneys in the Special Tax Fund and the Reserve Account of the Special Tax Fund are insufficient therefor; (ii) to the Reserve Account in order to replenish the Reserve Account to the Reserve Requirement; (iii) to the Administrative Expense Fund to pay Administrative Expenses to the extent that the amounts on deposit in the Administrative Expense Fund are insufficient to pay Administrative Expenses; (iv) to the Acquisition and Construction Fund to pay Project Costs; or (v) after all Project Costs have been paid, to the District for any other lawful purpose of the District.

The amounts in the Surplus Fund are not pledged to the repayment of the Bonds or the Parity Bonds and may be used by the District for any lawful purpose. In the event that the District reasonably expects to use any portion of the moneys in the Surplus Fund to pay debt service on any Outstanding Bonds or Parity Bonds, the District shall notify the Trustee in a Certificate of an Authorized Representative and the Trustee shall segregate such amount into a separate subaccount and the moneys on deposit in such subaccount of the Surplus Fund shall be invested at the written direction of the District in Authorized Investments the interest on which is excludable from gross income under Section 103 of the Code (other than bonds the interest on which is a tax preference item for purposes of computing the alternative minimum tax of individuals under the Code) or in Authorized Investments at a yield not in excess of the yield on the issue of Bonds or Parity Bonds to which such amounts are to be applied, unless, in the opinion of Bond Counsel, investment at a higher yield will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds or any Parity Bonds which were issued on a tax-exempt basis for federal income tax purposes. Such amounts shall be disbursed as directed by an Authorized Representative of the District.

Section 3.9. Acquisition and Construction Fund.

(a) The moneys in the Costs of Issuance Account shall be disbursed by the Trustee pursuant to a Certificate of an Authorized Representative of the District, and any balance remaining therein after 180 days shall be transferred by the Trustee to an Account within the Acquisition and

Construction Fund as directed in writing by an Authorized Representative of the District. Following such transfer to the Acquisition and Construction Fund, the Costs of Issuance Account shall be closed.

(b) The moneys in the Acquisition and Construction Fund and the Accounts therein (other than the Costs of Issuance Account) shall be applied exclusively to pay the Project Costs. Amounts for Project Costs shall be disbursed by the Trustee from the Acquisition and Construction Fund or the Accounts therein (other than the Costs of Issuance Account), as specified in a Request for Disbursement of Project Costs, substantially in the form of Exhibit B-1 attached hereto. A properly executed Request for Disbursement of Project Costs must be submitted in connection with each requested disbursement and the Trustee may rely thereon without investigating the accuracy thereof. Amounts in an Account of the Acquisition and Construction Fund may be transferred to another Account or Accounts therein pursuant to a Certificate of an Authorized Representative of the District.

(c) Upon receipt of a Certificate of an Authorized Representative of the District stating that all or a specified portion of the amount remaining in the Acquisition and Construction Fund or the Accounts therein (other than the Costs of Issuance Account) is no longer needed to pay Project Costs, the Trustee shall: (i) transfer all or such specified portion, as applicable, of the moneys remaining on deposit in the Acquisition and Construction Fund or the Accounts therein (other than the Costs of Issuance Account) to the Interest Account, the Principal Account or Redemption Account of the Special Tax Fund, to the Costs of Issuance Account or to the Surplus Fund, as directed in such certificate, provided that in connection with any direction to transfer amounts to the Surplus Fund there shall have been delivered to the Trustee with such certificate an opinion of Bond Counsel to the effect that such transfer to the Surplus Fund will not adversely affect the exclusion from gross income for federal income tax purposes of interest on the Bonds or any Parity Bonds which were issued on a tax-exempt basis for federal income tax purposes; and (ii) thereafter, close the Acquisition and Construction Fund (including all Accounts and Subaccounts therein).

Section 3.10. Investments. Moneys held in any of the Funds, Accounts and Subaccounts under this Indenture shall be invested at the written direction of the District upon at least two (2) Business Days' notice in accordance with the limitations set forth below only in Authorized Investments which shall be deemed at all times to be a part of such Funds, Accounts and Subaccounts. Any loss resulting from such Authorized Investments shall be credited or charged to the Fund, Account or Subaccount from which such investment was made, and any investment earnings on a Fund, Account or Subaccount shall be applied as follows: (i) investment earnings on all amounts deposited in the Acquisition and Construction Fund (including the Accounts therein), the Special Tax Fund, the Surplus Fund and the Rebate Fund and each Account therein (other than the Reserve Account of the Special Tax Fund) shall be deposited in those respective Funds, Accounts and Subaccounts; and (ii) investment earnings on all amounts deposited in the Reserve Account shall be deposited therein to be applied as set forth in Section 3.6. Moneys in the Funds, Accounts and Subaccounts held under this Indenture may be invested by the Trustee as directed in writing by the District, from time to time, in Authorized Investments subject to the following restrictions (provided that the Trustee is not required to verify compliance with such restrictions and may rely on the District's written instructions as evidence of such compliance):

(a) Moneys in the Acquisition and Construction Fund and the Accounts therein shall be invested in Authorized Investments which will by their terms mature, or in the case of an Investment Agreement are available without penalty, as close as practicable to the date the District estimates the

moneys represented by the particular investment will be needed for withdrawal from the Acquisition and Construction Fund or the Accounts therein. Notwithstanding anything herein to the contrary, amounts in the Acquisition and Construction Fund or the Accounts therein three years after the Delivery Date for the Bonds and the proceeds of each issue of Parity Bonds issued on a tax-exempt basis which are remaining on deposit in the Acquisition and Construction Fund on the date which is three years following the date of issuance of such issue of Parity Bonds shall be invested by the District only in Authorized Investments the interest on which is excluded from gross income under Section 103 of the Code (other than bonds the interest on which is a tax preference item for purposes of computing the alternative minimum tax of individuals under the Code) or in Authorized Investments at a yield not in excess of the yield on the issue of Bonds or Parity Bonds from which such proceeds were derived, unless in the opinion of Bond Counsel such restriction is not necessary to prevent interest on the Bonds or any Parity Bonds which were issued on a tax-exempt basis for federal income tax purposes from being included in gross income for federal income tax purposes.

(b) Moneys in the Interest Account, the Principal Account, and the Redemption Account of the Special Tax Fund shall be invested only in Authorized Investments which will by their terms mature, or in the case of an Investment Agreement are available for withdrawal without penalty, on such dates so as to ensure the payment of principal of, premium, if any, and interest on the Bonds and any Parity Bonds as the same become due.

(c) Moneys in the Reserve Account of the Special Tax Fund may be invested only in Authorized Investments (other than the Authorized Investment described in clause (2)(i) of the definition thereof) which, taken together, have a weighted average maturity not in excess of five years; provided that such amounts may be invested in an Investment Agreement to the later of the final maturity of the Bonds or any Parity Bonds so long as such amounts may be withdrawn at any time, without penalty, for application in accordance with Section 3.6 hereof; and provided that no such Authorized Investment of amounts in the Reserve Account allocable to the Bonds or an issue of Parity Bonds shall mature later than the respective final maturity date of the Bonds or the issue of Parity Bonds, as applicable.

(d) Moneys in the Rebate Fund shall be invested only in Authorized Investments of the type described in clause (1) of the definition thereof which by their terms will mature, as nearly as practicable, on the dates such amounts are needed to be paid to the United States Government pursuant to Section 3.7 hereof or in Authorized Investments of the type described in clause (2)(e) of the definition thereof.

(e) In the absence of written investment directions from the District, the Trustee shall hold the funds uninvested.

The Trustee shall sell, or present for redemption, any Authorized Investment whenever it may be necessary to do so in order to provide moneys to meet any payment or transfer to such funds and accounts or from such funds and accounts. Notwithstanding anything in this Indenture to the contrary, the Trustee shall not be responsible for any loss from investments, sales or transfers undertaken in accordance with the provisions of this Indenture. Any Authorized Investments that are registrable securities shall be registered in the name of the Trustee.

The Trustee may act as principal or agent in the making or disposing of any investment and shall be entitled to its customary fee for making such investment. The Trustee may sell at the best market price obtainable, or present for redemption, any Authorized Investment so purchased

whenever it shall be necessary to provide moneys to meet any required payment, transfer, withdrawal or disbursement from the fund or account to which such Authorized Investment is credited, and, subject to the provisions of Section 7.4, the Trustee shall not be liable or responsible for any loss resulting from such investment. For investment purposes, the Trustee may commingle the funds and accounts established hereunder, but shall account for each separately. The Trustee is hereby authorized, in making or disposing of any investment permitted by this Section, to deal with itself (in its individual capacity) or which any one or more of its affiliates, whether it or such affiliate is acting as an agent of the Trustee or for any third person or dealing as principal for its own account. The parties acknowledge that the Trustee is not providing investment supervision, recommendations, or advice.

The District acknowledges that, to the extent that regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive brokerage confirmations of security transactions as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements which include detail for all investment transactions made by the Trustee hereunder.

ARTICLE IV

REDEMPTION OF BONDS AND PARITY BONDS

Section 4.1. Redemption of Bonds.

(a) Optional Redemption. The Bonds may be redeemed at the option of the District from any source of funds on any Interest Payment Date on or after September 1, 20__, in whole or in part, from such maturities as are selected by the District and by lot within a maturity, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the date of redemption:

Redemption Date	***Redemption Price***

In the event that the District elects to redeem Bonds as provided above, the District shall give written notice to the Trustee of its election to so redeem, the redemption date and the principal amount of the Bonds of each maturity to be redeemed. The notice to the Trustee shall be given at least 45 but no more than 60 calendar days prior to the redemption date, or by such later date as is acceptable to the Trustee.

(b) Mandatory Sinking Fund Redemption. The Bonds maturing on September 1, 20__ (the "20__ Term Bonds") shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established hereunder, on September 1, 20__ and on each September 1 thereafter prior to maturity in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed

20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date (September 1)	*Sinking Fund Payments*

* Maturity.

The Bonds maturing on September 1, 20__ (the "20__ Term Bonds") shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established hereunder, on September 1, 20__ and on each September 1 thereafter prior to maturity in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date (September 1)	*Sinking Fund Payments*

* Maturity.

If the District purchases Term Bonds during the Fiscal Year immediately preceding one of the sinking fund redemption dates specified above, the District shall notify the Trustee at least 45 days prior to the redemption date as to the principal amount purchased, and the amount purchased shall be credited at the time of purchase to the next Sinking Fund Payment for the Term Bond so purchased, to the extent of the full principal amount of the purchase. All Bonds purchased pursuant to this subsection shall be cancelled pursuant to Section 10.1 hereof.

In the event of a partial optional redemption or special mandatory redemption of the Term Bonds, each of the remaining Sinking Fund Payments for such Term Bonds shall be reduced, as nearly as practicable, on a pro rata basis.

(c) Special Mandatory Redemption. The Bonds are subject to special mandatory redemption as a whole or in part on a pro rata basis among maturities and by lot within a maturity, on any Interest Payment Date on or after September 1, 2026, and shall be redeemed by the Trustee, from Prepayments deposited to the Redemption Account pursuant to Section 3.2, plus amounts transferred from the Reserve Account pursuant to Section 3.6(c), at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the redemption date:

Redemption Date	***Redemption Price***

Prepayments and amounts released from the Reserve Account in connection with Prepayments will be allocated to the payment at maturity and redemption of Bonds and any Parity Bonds as nearly as practicable on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds and such amounts shall be applied to redeem Bonds and Parity Bonds as nearly as practicable on a pro rata basis among maturities in increments of $5,000; provided, however, that, for Prepayments of less than $50,000, the District may specify in a Certificate of an Authorized Representative that Prepayments be applied to one or more maturities of the Bonds or Parity Bonds so long as there is delivered to the Trustee a Certificate of the Independent Financial Consultant that, following such application of the Prepayments, the maximum Special Taxes that may be levied in each Fiscal Year on Taxable Property is not less than 110% of Annual Debt Service in the Bond Year that begins in such Fiscal Year.

(d) The redemption provisions for Parity Bonds shall be set forth in a Supplemental Indenture.

Section 4.2. Selection of Bonds and Parity Bonds for Redemption. If less than all of the Bonds or Parity Bonds Outstanding are to be redeemed, the portion of any Bond or Parity Bond of a denomination of more than $5,000 to be redeemed shall be in the principal amount of $5,000 or an integral multiple thereof. In selecting portions of such Bonds or Parity Bonds for redemption, the Trustee shall treat such Bonds or Parity Bonds, as applicable, as representing that number of Bonds or Parity Bonds of $5,000 denominations which is obtained by dividing the principal amount of such Bonds or Parity Bonds to be redeemed in part by $5,000. The procedure for the selection of Parity Bonds for redemption may be modified as set forth in the Supplemental Indenture for such Parity Bonds. The Trustee shall promptly notify the District in writing of the Bonds or Parity Bonds, or portions thereof, selected for redemption.

Section 4.3. Notice of Redemption. When Bonds or Parity Bonds are due for redemption under Section 4.1 above or under another redemption provision set forth in a Supplemental Indenture relating to any Parity Bonds, the Trustee shall give notice, in the name of the District, of the redemption of such Bonds or Parity Bonds. Such notice of redemption shall: (i) specify the CUSIP numbers (if any), the bond numbers and the maturity date or dates of the Bonds or Parity Bonds

selected for redemption, except that where all of the Bonds or all of an issue of Parity Bonds are subject to redemption, or all of the Bonds or Parity Bonds of one maturity are to be redeemed, the bond numbers of such issue need not be specified; (ii) state the date fixed for redemption and surrender of the Bonds or Parity Bonds to be redeemed; (iii) state the redemption price; (iv) state the place or places where the Bonds or Parity Bonds are to be redeemed; (v) in the case of Bonds or Parity Bonds to be redeemed only in part, state the portion of such Bond or Parity Bond which is to be redeemed; (vi) state the date of issue of the Bonds or Parity Bonds as originally issued; (vii) state the rate of interest borne by each Bond or Parity Bond being redeemed; and (viii) state any other descriptive information needed to identify accurately the Bonds or Parity Bonds being redeemed as shall be specified by the Trustee. Such notice shall further state that on the date fixed for redemption, there shall become due and payable on each Bond, Parity Bond or portion thereof called for redemption, the principal thereof, together with any premium, and interest accrued to the redemption date, and that from and after such date, interest thereon shall cease to accrue and be payable. At least 30 days but no more than 45 days prior to the redemption date, the Trustee shall mail a copy of such notice of redemption, by first class mail, postage prepaid, to the respective Owners thereof at their addresses appearing on the Bond Register, and to the original purchaser of any Bonds or Parity Bonds; provided, however, so long as the Bonds and Parity Bonds are registered in the name of the Nominee, such notice shall be given in such manner as complies with the requirements of the Depository. The actual receipt by the Owner of any Bond or Parity Bond of notice of such redemption shall not be a condition precedent to redemption, and neither the failure to receive nor any defect in such notice shall affect the validity of the proceedings for the redemption of such Bonds or Parity Bonds, or the cessation of interest on the redemption date. A certificate by the Trustee that notice of such redemption has been given as herein provided shall be conclusive as against all parties and the Owner shall not be entitled to show that he or she failed to receive notice of such redemption.

In addition to the foregoing notice, further notice shall be given by the Trustee as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Each further notice of redemption shall be sent not later than the date that notice of redemption is given to the Owners pursuant to the first paragraph of this Section by first class mail or facsimile to the Depository and to any other registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds and Parity Bonds as determined by the Trustee and to one or more of the national information services that the Trustee determines are in the business of disseminating notice of redemption of obligations such as the Bonds and Parity Bonds.

Upon the payment of the redemption price of any Bonds and Parity Bonds being redeemed, each check or other transfer of funds issued for such purpose shall to the extent practicable bear the CUSIP number identifying, by issue and maturity, the Bonds and Parity Bonds being redeemed with the proceeds of such check or other transfer.

With respect to any notice of optional redemption of Bonds or Parity Bonds, such notice may state that such redemption shall be conditional upon the receipt by the Trustee on or prior to the date fixed for such redemption of moneys sufficient to pay the principal of, premium, if any, and interest on such Bonds or Parity Bonds to be redeemed and that, if the District determines that such moneys will not be received on or prior to the redemption date, said notice shall be of no force and effect and

the Trustee shall not be required to redeem such Bonds or Parity Bonds. In the event that such notice of redemption contains such a condition and the District determines that such moneys will not be received, the redemption shall not be made, and the Trustee shall within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

Section 4.4. Partial Redemption of Bonds or Parity Bonds. Upon surrender of any Bond or Parity Bond to be redeemed in part only, the District shall execute and the Trustee shall authenticate and deliver to the Owner, at the expense of the District, a new Bond or Bonds or a new Parity Bond or Parity Bonds of authorized denominations equal in aggregate principal amount to the unredeemed portion of the Bonds surrendered, with the same interest rate and the same maturity or, in the case of surrender of a Parity Bond, a new Parity Bond or Parity Bonds subject to the foregoing limitations.

Section 4.5. Effect of Notice and Availability of Redemption Money. Notice of redemption having been duly given, as provided in Section 4.3 hereof, and the amount necessary for the redemption having been made available for that purpose and being available therefor on the date fixed for such redemption:

(a) the Bonds and Parity Bonds, or portions thereof, designated for redemption shall, on the date fixed for redemption, become due and payable at the redemption price thereof as provided in this Indenture or in any Supplemental Indenture with respect to any Parity Bonds, anything in this Indenture or in the Bonds or the Parity Bonds to the contrary notwithstanding;

(b) upon presentation and surrender thereof at the office of the Trustee (except as provided in Section 4.1(b)), the redemption price of such Bonds and Parity Bonds shall be paid to the Owners thereof;

(c) as of the redemption date the Bonds or the Parity Bonds, or portions thereof so designated for redemption shall be deemed to be no longer Outstanding and such Bonds or Parity Bonds, or portions thereof, shall cease to bear further interest; and

(d) as of the date fixed for redemption no Owner of any of the Bonds, Parity Bonds or portions thereof so designated for redemption shall be entitled to any of the benefits of this Indenture or any Supplemental Indenture, or to any other rights, except with respect to payment of the redemption price and interest accrued to the redemption date from the amounts so made available.

ARTICLE V

COVENANTS AND WARRANTY

Section 5.1. Warranty. The District shall preserve and protect the security pledged hereunder to the Bonds and any Parity Bonds against all claims and demands of all persons.

Section 5.2. Covenants. So long as any of the Bonds or Parity Bonds issued hereunder are Outstanding and unpaid, the District makes the following covenants with the Owners under the provisions of the Act and this Indenture (to be performed by the District or its proper officers, agents or employees), which covenants are necessary and desirable to secure the Bonds and Parity Bonds and tend to make them more marketable; provided, however, that said covenants do not require the

District to expend any funds or moneys other than the Special Taxes and other amounts deposited to the Special Tax Fund:

(a) Punctual Payment; Against Encumbrances. The District covenants that it will receive all Special Taxes in trust for the Owners and will, other than with respect to amounts to be deposited into the Administrative Expense Fund in accordance with Section 3.3 hereof, deposit all Special Taxes with the Trustee immediately upon their apportionment to the District, and the District shall have no beneficial right or interest in the amounts so deposited except as provided by this Indenture. All such Special Taxes shall be disbursed, allocated and applied solely to the uses and purposes set forth herein, and shall be accounted for separately and apart from all other money, funds, accounts or other resources of the District.

The District covenants that it will duly and punctually pay or cause to be paid the principal of and interest on every Bond and Parity Bond issued hereunder, together with the premium, if any, thereon on the date, at the place and in the manner set forth in the Bonds and the Parity Bonds and in accordance with this Indenture to the extent that Net Taxes and other amounts pledged hereunder are available therefor, and that the payments into the Funds and Accounts created hereunder will be made, all in strict conformity with the terms of the Bonds, any Parity Bonds, and this Indenture, and that it will faithfully observe and perform all of the conditions, covenants and requirements of this Indenture and all Supplemental Indentures and of the Bonds and any Parity Bonds issued hereunder.

The District will not mortgage or otherwise encumber, pledge or place any charge upon any of the Net Taxes except as provided in this Indenture, and will not issue any obligation or security having a lien or charge upon the Net Taxes superior to or on a parity with the Bonds, other than Parity Bonds. Nothing herein shall prevent the District from issuing or incurring indebtedness which is payable from a pledge of Net Taxes which is subordinate in all respects to the pledge of Net Taxes to repay the Bonds and the Parity Bonds, subject to compliance with the District's bonded indebtedness limit.

(b) Levy of Special Tax. Beginning in Fiscal Year 2025-26 and so long as any Bonds or Parity Bonds issued under this Indenture are Outstanding, the District covenants to levy the Special Tax in an amount sufficient, together with other amounts on deposit in the Special Tax Fund, to pay: (1) the principal of and interest on the Bonds and any Parity Bonds when due; (2) the Administrative Expenses; and (3) any amounts required to replenish the Reserve Account of the Special Tax Fund to the Reserve Requirement, including any amounts to pay costs related to the Reserve Policy, if any. The District further covenants that it will take no actions that would discontinue or cause the discontinuance of the Special Tax levy or the District's authority to levy the Special Tax for so long as the Bonds and any Parity Bonds are Outstanding.

(c) Commence Foreclosure Proceedings. The District covenants for the benefit of the Owners of the Bonds and any Parity Bonds that it will: (i) commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of $7,500 by the October 1 following the close of each Fiscal Year in which such Special Taxes were due; and (ii) commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied; and (iii) diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid; provided that, notwithstanding the foregoing, the District may elect to defer foreclosure proceedings on any parcel so long as the amount in the Reserve Account is at least equal to the Reserve Requirement. The District may, but shall not be obligated to,

advance funds from any source of legally available funds in order to maintain the Reserve Account. The District may treat any delinquent Special Tax sold to an independent third-party or to the City for at least 100% of the delinquent amount as having been paid. Proceeds of any such sale up to 100% of the delinquent amount will be deposited in the Special Tax Fund.

The District covenants that it will deposit the net proceeds of any foreclosure in the Special Tax Fund and will apply such proceeds remaining after the payment of Administrative Expenses to make current payments of principal and interest on the Bonds and any Parity Bonds, to bring the amount on deposit in the Reserve Account up to the Reserve Requirement and to pay any delinquent installments of principal or interest due on the Bonds and any Parity Bonds.

(d) Payment of Claims. The District will pay and discharge any and all lawful claims for labor, materials or supplies which, if unpaid, might become a lien or charge upon the Net Taxes or other funds in the Special Tax Fund, or which might impair the security of the Bonds or any Parity Bonds then Outstanding; provided, however, that nothing herein contained shall require the District to make any such payments so long as the District in good faith shall contest the validity of any such claims.

(e) Books and Accounts. The District will keep proper books of records and accounts, separate from all other records and accounts of the District, in which complete and correct entries shall be made of all transactions relating to the Project, the levy of the Special Tax and the deposits to the Special Tax Fund. Such books of records and accounts shall at all times during business hours be subject to the inspection of the Trustee or of the Owners or the Owners of any issue of Parity Bonds then Outstanding or their representatives authorized in writing.

(f) Federal Tax Covenants. Notwithstanding any other provision of this Indenture, absent an opinion of Bond Counsel that the exclusion from gross income of interest on the Bonds and any Parity Bonds issued on a tax-exempt basis for federal income tax purposes will not be adversely affected for federal income tax purposes, the District covenants to comply with all applicable requirements of the Code necessary to preserve such exclusion from gross income and specifically covenants, without limiting the generality of the foregoing, as follows:

(1) Private Activity. The District will take no action or refrain from taking any action or make any use of the proceeds of the Bonds or any Parity Bonds or of any other monies or property which would cause the Bonds or any Parity Bonds issued on a tax-exempt basis for federal income tax purposes to be "private activity bonds" within the meaning of Section 141 of the Code.

(2) Arbitrage. The District will make no use of the proceeds of the Bonds or any Parity Bonds or of any other amounts or property, regardless of the source, or take any action or refrain from taking any action which will cause the Bonds or any Parity Bonds issued on a tax-exempt basis for federal income tax purposes to be "arbitrage bonds" within the meaning of Section 148 of the Code.

(3) Federal Guaranty. The District will make no use of the proceeds of the Bonds or any Parity Bonds or take or omit to take any action that would cause the Bonds or any Parity Bonds issued on a tax-exempt basis for federal income tax purposes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

(4) Information Reporting. The District will take or cause to be taken all necessary action to comply with the informational reporting requirement of Section 149(e) of the Code.

(5) Hedge Bonds. The District will make no use of the proceeds of the Bonds or any Parity Bonds or any other amounts or property, regardless of the source, or take any action or refrain from taking any action that would cause the Bonds or any Parity Bonds issued on a tax-exempt basis for federal income tax purposes to be considered "hedge bonds" within the meaning of Section 149(g) of the Code unless the District takes all necessary action to assure compliance with the requirements of Section 149(g) of the Code to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds and any applicable Parity Bonds.

(6) Miscellaneous. The District will take no action or refrain from taking any action inconsistent with its expectations stated in the Tax Certificate executed on the Delivery Date by the District in connection with the Bonds and any issue of Parity Bonds and will comply with the covenants and requirements stated therein and incorporated by reference herein.

(7) Other Tax-Exempt Issues. The District will not use proceeds of other tax-exempt securities to redeem any Bonds or Parity Bonds without first obtaining the written opinion of Bond Counsel that doing so will not impair the exclusion from gross income for federal income tax purposes of interest on the Bonds and any Parity Bonds issued on a tax-exempt basis.

(8) Subsequent Opinions. If the District obtains a subsequent opinion of Bond Counsel other than Stradling Yocca Carlson & Rauth LLP, where such opinion is required in connection with a change or amendment to this Indenture or the procedures set forth in the Tax Certificate, it will obtain an opinion substantially to the effect originally delivered by Stradling Yocca Carlson & Rauth LLP, that interest on the Bonds is excluded from gross income for federal income tax purposes.

(g) Reduction of Maximum Special Taxes. The District hereby finds and determines that, historically, delinquencies in the payment of special taxes authorized pursuant to the Act in community facilities districts in Southern California have from time to time been at levels requiring the levy of special taxes at the maximum authorized rates in order to make timely payment of principal of and interest on the outstanding indebtedness of such community facilities districts. For this reason, the District hereby determines that a reduction in the maximum Special Tax rates authorized to be levied on parcels in the District below the levels provided in this Section 5.2(g) would interfere with the timely retirement of the Bonds and Parity Bonds. The District determines it to be necessary in order to preserve the security for the Bonds and Parity Bonds to covenant, and, to the maximum extent that the law permits it to do so, the District hereby does covenant, that it shall not initiate proceedings to reduce the maximum Special Tax rates for the District, unless, in connection therewith, the District receives a certificate from one or more Independent Financial Consultants which, when taken together, certify that: (i) such changes do not reduce the maximum Special Taxes that may be levied in each year on property within the District to an amount which is less than the Administrative Expense Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and Parity Bonds Outstanding as of the date of such proposed reduction; and (ii) the District is not delinquent in the payment of the principal of or interest on the Bonds or any Parity Bonds.

(h) Covenants to Defend. The District covenants that, in the event that any initiative is adopted by the qualified electors in the District which purports to reduce the maximum Special Tax below the levels specified in Section 5.2(g) above or to limit the power of the District to levy the Special Taxes for the purposes set forth in Section 5.2(b) above, it will commence and pursue legal action in order to preserve its ability to comply with such covenants.

(i) Limitation on Right to Tender Bonds. The District hereby covenants that it will not adopt any policy pursuant to Section 53344.1 of the Act permitting the tender of Bonds or Parity Bonds in full payment or partial payment of any Special Taxes unless the District shall have first received a certificate from an Independent Financial Consultant that the acceptance of such a tender will not result in the District having insufficient Net Taxes to pay the principal of and interest on the Bonds and Parity Bonds when due.

(j) Continuing Disclosure. The District covenants to comply with the terms of the Continuing Disclosure Certificate and with the terms of any agreement executed by the District with respect to any Parity Bonds to assist the Underwriter in complying with Rule 15c2-12 adopted by the Securities and Exchange Commission; provided, however, that a failure to comply shall not be considered an event of default hereunder and the Owners shall be limited to enforcing the terms thereof in accordance with the terms of the Continuing Disclosure Certificate.

(k) Further Assurances. The District shall make, execute and deliver any and all such further agreements, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Indenture and for the better assuring and confirming unto the Owners of the Bonds and any Parity Bonds of the rights and benefits provided in this Indenture.

ARTICLE VI

AMENDMENTS TO INDENTURE

Section 6.1. Supplemental Indentures or Orders Not Requiring Owner Consent. The District may from time to time, and at any time, without notice to or consent of any of the Owners, adopt Supplemental Indentures for any of the following purposes:

(a) to cure any ambiguity, to correct or supplement any provisions herein which may be inconsistent with any other provision herein, or to make any other provision with respect to matters or questions arising under this Indenture or in any additional resolution or order, provided that such action is not materially adverse to the interests of the Owners;

(b) to add to the covenants and agreements of and the limitations and the restrictions upon the District contained in this Indenture other covenants, agreements, limitations and restrictions to be observed by the District which are not contrary to or inconsistent with this Indenture as theretofore in effect or which further secure Bond or Parity Bond payments;

(c) to provide for the issuance of any Parity Bonds, and to provide the terms and conditions under which such Parity Bonds may be issued, subject to and in accordance with the provisions of this Indenture;

(d) to modify, amend or supplement this Indenture in such manner as to permit the qualification hereof under the Trust Indenture Act of 1939, as amended, or any similar federal statute hereafter in effect, or to comply with the Code or regulations issued thereunder, and to add such other terms, conditions and provisions as may be permitted by said act or similar federal statute, and which shall not materially adversely affect the interests of the Owners of the Bonds or any Parity Bonds then Outstanding;

(e) to modify, alter or amend the RMA in any manner, so long as the Trustee receives a certificate of an Independent Financial Consultant stating that: (i) such changes do not reduce the maximum Special Taxes that may be levied in each year on property within the District to an amount which is less than the Administrative Expense Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and Parity Bonds Outstanding as of the date of such amendment; and (ii) based on the current development plan for parcels within the District, do not reduce the maximum Special Taxes which could be levied upon Taxable Property within the District to an amount which is less than the Administrative Expense Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and Parity Bonds Outstanding as of the date of such amendment;

(f) to modify, alter, amend or supplement this Indenture in any other respect which is not materially adverse to the Owners; or

(g) to modify, alter, amend or supplement this Indenture in any other respect, as may be required to fund all or a portion of the Reserve Requirement with a Reserve Policy.

Section 6.2. Supplemental Indentures or Orders Requiring Owner Consent. Exclusive of the Supplemental Indentures described in Section 6.1, the Owners of not less than a majority in aggregate principal amount of the Bonds and Parity Bonds Outstanding shall have the right to consent to and approve the adoption by the District of such Supplemental Indentures as shall be deemed necessary or desirable by the District for the purpose of waiving, modifying, altering, amending, adding to or rescinding, in any particular, any of the terms or provisions contained in this Indenture; provided, however, that nothing herein shall permit, or be construed as permitting: (a) an extension of the maturity date of the principal, or the payment date of interest on, any Bond or Parity Bond; (b) a reduction in the principal amount of, or redemption premium on, any Bond or Parity Bond or the rate of interest thereon; (c) a preference or priority of any Bond or Parity Bond over any other Bond or Parity Bond; or (d) a reduction in the aggregate principal amount of the Bonds and Parity Bonds the Owners of which are required to consent to such Supplemental Indenture, without the consent of the Owners of all Bonds and Parity Bonds then Outstanding.

If at any time the District shall desire to adopt a Supplemental Indenture, which pursuant to the terms of this Section shall require the consent of the Owners, the District shall so notify the Trustee and shall deliver to the Trustee a copy of the proposed Supplemental Indenture. The Trustee shall, at the expense of the District, cause notice of the proposed Supplemental Indenture to be mailed, by first class mail, postage prepaid, to all Owners at their addresses as they appear in the Bond Register. Such notice shall briefly set forth the nature of the proposed Supplemental Indenture and shall state that a copy thereof is on file at the office of the Trustee for inspection by all Owners. The failure of any Owners to receive such notice shall not affect the validity of such Supplemental Indenture when consented to and approved by the Owners of not less than a majority in aggregate principal amount of the Bonds and Parity Bonds Outstanding as required by this Section. Whenever at any time within one year after the date of the first mailing of such notice, the Trustee shall receive

an instrument or instruments purporting to be executed by the Owners of not less than a majority in aggregate principal amount of the Bonds and Parity Bonds Outstanding, which instrument or instruments shall refer to the proposed Supplemental Indenture described in such notice, and shall specifically consent to and approve the adoption thereof by the District substantially in the form of the copy referred to in such notice as on file with the Trustee, such proposed Supplemental Indenture, when duly adopted by the District, shall thereafter become a part of the proceedings for the issuance of the Bonds and any Parity Bonds. In determining whether the Owners of a majority of the aggregate principal amount of the Bonds and Parity Bonds have consented to the adoption of any Supplemental Indenture, Bonds or Parity Bonds which are owned by the District or by any person directly or indirectly controlling or controlled by or under the direct or indirect common control with the District, shall be disregarded and shall be treated as though they were not Outstanding for the purpose of any such determination.

Upon the adoption of any Supplemental Indenture and the receipt of consent to any such Supplemental Indenture from the Owners of not less than a majority in aggregate principal amount of the Outstanding Bonds and Parity Bonds in instances where such consent is required pursuant to the provisions of this Section, this Indenture shall be, and shall be deemed to be, modified and amended in accordance therewith, and the respective rights, duties and obligations under this Indenture of the District and all Owners of Outstanding Bonds and Parity Bonds shall thereafter be determined, exercised and enforced hereunder, subject in all respects to such modifications and amendments.

Section 6.3. Notation of Bonds or Parity Bonds; Delivery of Amended Bonds or Parity Bonds. After the effective date of any action taken as hereinabove provided, the District may determine that the Bonds or any Parity Bonds may bear a notation, by endorsement in form approved by the District, as to such action, and in that case upon demand of the Owner of any Outstanding Bond or Parity Bond at such effective date and presentation of such Owner's Bond or Parity Bond for the purpose at the office of the Trustee or at such additional offices as the Trustee may select and designate for that purpose, a suitable notation as to such action shall be made on such Bonds or Parity Bonds. If the District shall so determine, new Bonds or Parity Bonds so modified as, in the opinion of the District, shall be necessary to conform to such action shall be prepared and executed, and in that case upon demand of the Owner of any Outstanding Bond or Parity Bond at such effective date such new Bonds or Parity Bonds shall be exchanged at the office of the Trustee or at such additional offices as the Trustee may select and designate for that purpose, without cost to each Owner of Outstanding Bonds or Parity Bonds, upon surrender of such Outstanding Bonds or Parity Bonds.

The Trustee shall have the right to require such opinions of counsel as it deems necessary concerning: (i) the lack of material adverse effect of the amendment on Owners; and (ii) the fact that the amendment will not affect the tax status of interest with respect to the Bonds.

ARTICLE VII

TRUSTEE

Section 7.1. Trustee. Wilmington Trust, National Association shall be the Trustee for the Bonds and any Parity Bonds unless and until another Trustee is appointed by the District hereunder. The Trustee represents that it has (or is a member of a bank holding company system whose bank holding company has) a combined capital (exclusive of borrowed capital) and surplus of at least $100,000,000. The District may, at any time, appoint a successor Trustee satisfying the requirements

of Section 7.2 below for the purpose of receiving all money which the District is required to deposit with the Trustee hereunder and to allocate, use and apply the same as provided in this Indenture.

The Trustee is hereby authorized to and shall mail by first class mail, postage prepaid, or wire transfer in accordance with Section 2.5 above, interest payments to the Owners, to select Bonds and Parity Bonds for redemption, and to maintain the Bond Register. The Trustee is hereby authorized to pay the principal of and premium, if any, on the Bonds and Parity Bonds when the same are duly presented to it for payment at maturity or on call and redemption, to provide for the registration of transfer and exchange of Bonds and Parity Bonds presented to it for such purposes, to provide for the cancellation of Bonds and Parity Bonds all as provided in this Indenture, and to provide for the authentication of Bonds and Parity Bonds, and shall perform all other duties assigned to or imposed on it as provided in this Indenture. The Trustee shall keep accurate records of all funds administered by it and all Bonds and Parity Bonds paid, discharged and cancelled by it.

The Trustee is hereby authorized to pay and redeem the Bonds and Parity Bonds when duly presented for payment at maturity, or on redemption prior to maturity. The Trustee shall cancel all Bonds and Parity Bonds upon payment thereof in accordance with the provisions of Section 10.1 hereof.

The District shall from time to time, subject to any agreement between the District and the Trustee then in force, timely pay to the Trustee following demand therefor compensation for its services, reimburse the Trustee for all its advances and expenditures, including, but not limited to, advances to and fees, costs and expenses of independent accountants or counsel employed by it in the exercise and performance of its powers and duties hereunder, and indemnify and save the Trustee, its officers, directors, employees and agents, harmless against costs, claims, expenses and liabilities, including, without limitation, fees, costs and expenses of its attorneys (not arising from its own negligence or willful misconduct) which it may incur in the exercise and performance of its powers and duties hereunder. The foregoing obligation of the District to indemnify the Trustee shall survive the removal or resignation of the Trustee or the discharge of the Bonds and Parity Bonds.

Section 7.2. Removal of Trustee. The District may at any time at its sole discretion, upon 30 days' notice, remove the Trustee initially appointed, and any successor thereto, by delivering to the Trustee a written notice of its decision to remove the Trustee and may appoint a successor or successors thereto; provided that any such successor shall be a bank or trust company having (or whose parent bank holding company has) a combined capital (exclusive of borrowed capital) and surplus of at least $100,000,000, and subject to supervision or examination by federal or state authority. Any removal shall become effective only upon acceptance of appointment by the successor Trustee. If any bank or trust company appointed as a successor publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section the combined capital and surplus of such bank or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published. Any removal of the Trustee and appointment of a successor Trustee shall become effective only upon acceptance of appointment by the successor Trustee and notice of the successor Trustee's identity and address being sent by the successor Trustee to the Owners.

Section 7.3. Resignation of Trustee. The Trustee may at any time resign and be discharged from its duties and obligations hereunder by giving written notice to the District. Upon receiving such notice of resignation, the District shall promptly appoint a successor Trustee

satisfying the criteria in Section 7.2 above by an instrument in writing. Any resignation or removal of the Trustee and appointment of a successor Trustee shall become effective only upon acceptance of appointment by the successor Trustee. If no successor Trustee shall have been appointed by the District within thirty (30) days of giving such notice or removal or resignation, then the Trustee, or any Owner may petition, at the sole expense of the District, a court of competent jurisdiction for the appointment of a successor Trustee and other appropriate relief, and such court may thereupon, after such notice (if any) as it may deem proper, appoint a successor Trustee under this Indenture.

Section 7.4. Liability of Trustee. The recitals of fact and all promises, covenants and agreements contained herein and in the Bonds and any Parity Bonds shall be taken as statements, promises, covenants and agreements of the District, and the Trustee assumes no responsibility or liability for the correctness of the same and makes no representations whatsoever as to the validity or sufficiency of this Indenture, the Bonds or any Parity Bonds, and shall incur no responsibility or liability in respect thereof, other than in connection with its express duties or obligations specifically set forth herein, in the Bonds and any Parity Bonds, or in the certificate of authentication assigned to or imposed upon the Trustee. The Trustee shall not have nor be under any responsibility or duty with respect to the issuance of the Bonds or any Parity Bonds for value. The Trustee shall not be liable in connection with the performance of its duties hereunder, except for its own negligence or willful misconduct. The Trustee shall not be liable for any action taken or omitted by it or any of its officers, employees or agents in good faith and believed by it to be authorized or within the discretion or rights or powers conferred upon it by this Indenture. The Trustee shall not be liable for any actions taken or omitted to be taken, or any error of judgment made in good faith by a responsible officer, unless it shall be proved that the Trustee was negligent in ascertaining the pertinent facts.

The Trustee shall be entitled to request and receive written instructions from the District and/or Owners and shall have no responsibility or liability for any losses or damages of any nature that may arise from any action taken or not taken by the Trustee in accordance with the written direction of any such party. The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in accordance with the written direction of the Owners of not less than a majority in aggregate principal amount of the Bonds and Parity Bonds at the time Outstanding relating to the time, method and place of conducting any proceeding for any remedy available to the Trustee, or exercising any trust or power conferred upon the Trustee under this Indenture.

The Trustee shall be under no obligation to exercise any of the rights or powers vested in it by this Indenture at the request or direction of an Owner and/or the District, pursuant to the provisions of this Indenture, unless such party shall have offered to the Trustee security or indemnity (satisfactory to the Trustee in its sole and absolute discretion) against the costs, expenses and liabilities which may be incurred by it in compliance with such request or direction.

Neither the Trustee nor any of its directors, officers, employees, agents or affiliates shall be responsible for nor have any duty to monitor the performance or any action of the District or any of its directors, members, officers, agents, affiliates or employees, nor shall it have any liability in connection with the malfeasance or nonfeasance by such party. The Trustee may assume performance by all such persons of their respective obligations. The Trustee shall have no enforcement or notification obligations relating to breaches of representations or warranties of any other person. The Trustee shall be conclusively protected in acting upon any notice, resolution, request, consent, order, judgement, decree, certificate, report, Bond, Parity Bond or other paper or document signed or presented by the proper party or parties as provided hereunder, not only as to due execution, validity and effectiveness, but also as to the truth and accuracy of any information

contained therein. The Trustee may, at the expense of the District, request, rely on and act in accordance with officer's certificates and/or opinions of counsel, and shall incur no liability and shall be fully protected in acting or refraining from acting in accordance with such officer's certificates and opinions of counsel.

The Trustee shall not be bound to recognize any person as the Owner of a Bond or Parity Bond unless and until such Bond or Parity Bond is submitted for inspection, if required, and his title thereto is satisfactorily established to the Trustee, if disputed.

Whenever in the administration of its express obligations under this Indenture the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, the Trustee may, at the expense of the District, request, rely on and act in accordance with officer's certificates and/or opinions of counsel (unless other evidence in respect thereof be herein specifically prescribed), and shall incur no liability and shall be fully protected in acting or refraining from acting in accordance with such officer's certificates and opinions of counsel, but in its discretion the Trustee may but shall not be obligated to accept other evidence of such matter or may require such additional evidence as to it may seem reasonable. It is understood and agreed that no such act shall broaden or imply the Trustee's acceptance of a broadening of the scope of the Trustee's duties and obligations hereunder unless the Trustee shall provide written acceptance thereof.

The Trustee shall have no duty or obligation whatsoever to enforce the collection of Special Taxes or other funds to be deposited with it hereunder, or as to the correctness of any amounts received, but its liability shall be limited to the proper accounting for such funds as it actually receives. No provision in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of its rights or powers.

The Trustee shall not be deemed to have knowledge of any default or event of default under this Indenture until an officer at the Trustee's corporate trust office responsible for the administration of its duties hereunder shall have actual knowledge thereof or the Trustee shall have received written notice thereof at its corporate trust office.

The Trustee shall have no responsibility with respect to any information, statement, or recital in any official statement, offering memorandum or any other disclosure material prepared or distributed with respect to the Bonds and any Parity Bonds.

Before taking any action under Article VIII hereof the Trustee may require that indemnity and security satisfactory to the Trustee in its sole and exclusive discretion be furnished to it for and from any expenses and liabilities and to protect it against any liability it may incur hereunder, in each case, in the absence of its own negligence or willful misconduct.

The immunities extended to the Trustee also extend to its directors, officers, employees and agents (including its counsel).

The Trustee shall not be liable for any action taken or not taken by it in accordance with the direction of the Owners of 25% (or other percentage provided for herein) in aggregate principal amount of Bonds and Parity Bonds Outstanding relating to the exercise of any right, power or

remedy available to the Trustee. In the event of conflicting instructions hereunder, the Trustee shall have the right to decide the appropriate course of action and will be protected in so doing.

The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty or in any way expand or impliedly expand the scope of the Trustee's duties hereunder, and, with respect to such permissive rights, the Trustee shall not be answerable for other than its negligence or willful misconduct.

The Trustee may execute any of the trusts or powers hereof and perform any of its duties through attorneys, agents and receivers and shall not be answerable for the conduct of the same if appointed by it with reasonable care. The Trustee shall be entitled to rely on and shall not be liable for any action taken or omitted to be taken by the Trustee in accordance with the advice of counsel or other professionals retained or consulted by the Trustee.

The Trustee may become the Owner or pledgee of the Bonds and Parity Bonds with the same rights it would have if it were not Trustee.

The Trustee shall perform such duties and only such duties as are specifically set forth in this Indenture and no implied duties or obligations shall be read into this Indenture against the Trustee. These duties shall be deemed purely ministerial in nature, and the Trustee shall not be liable except for the performance of such duties.

If an Event of Default has occurred and is continuing, the Trustee shall exercise such of the rights and powers vested in it by this Indenture, and use the same degree of care and skill in their exercise, as a prudent person.

The District shall, to the extent permitted by law, indemnify and save the Trustee and its officers, directors, agents, and employees harmless from and against (whether or not litigated) all claims, losses, costs, expenses, liability and damages, including legal fees and expenses, arising out of: (i) the use, maintenance, condition or management of, or from any work or thing done on, the Project; (ii) any breach or default on the part of the District in the performance of any of its obligations under this Indenture and any other agreement made and entered into for purposes of the Bonds and Parity Bonds; (iii) any act of the City, the District or of any of its agents, contractors, servants, employees or licensees with respect to the Project; (iv) any act of any assignee of, or purchaser from, the City, the District or of any of its or their agents, contractors, servants, employees or licensees with respect to the Project; (v) the construction or acquisition of the Project or the expenditure of Project Costs; (vi) the exercise and performance by the Trustee of its powers and duties hereunder or any related document; (vii) the sale of the Bonds and Parity Bonds and the carrying out of any of the transactions contemplated by the Bonds and Parity Bonds or this Indenture; or (viii) any untrue statement or alleged untrue statement of any material fact or omission or alleged omission to state a material fact necessary to make the statements made in light of the circumstances in which they were made, not misleading in any official statement or other disclosure document utilized in connection with the sale or marketing of the Bonds and Parity Bonds. The indemnification set forth in this Section shall extend to the Trustee's officers, agents, employees, successors and assigns. No indemnification will be made under this Section or elsewhere in this Indenture or other agreements for willful misconduct or negligence by the Trustee, its officers, agents, employees, successors or assigns. The District's obligations hereunder shall remain valid and binding notwithstanding maturity and payment of the Bonds and Parity Bonds, or the resignation or removal of the Trustee.

In accepting the trust hereby created, the Trustee acts solely as Trustee for the Owners and not in its individual capacity, and all persons, including, without limitation, the Owners, the District and the City, having any claim against the Trustee arising from this Indenture shall look only to the funds and accounts held by the Trustee hereunder for payment, except as otherwise provided herein. Under no circumstances shall the Trustee be liable in its individual capacity for the obligations evidenced by the Bonds and any Parity Bonds.

THE TRUSTEE MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE DISTRICT OF THE PROJECT, OR ANY PORTION THEREOF. In no event shall the Trustee be liable for incidental, indirect, punitive, special or consequential loss or damage of any kind whatsoever (including, but not limited to, loss of profit), in connection with or arising out of the Project or this Indenture for the existence, furnishing, functioning or use and possession of the Project, irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

The Trustee shall not be liable to the parties hereto or deemed in breach or default hereunder if and to the extent its performance hereunder is prevented by reason of *force majeure*. The term "*force majeure*" means an occurrence that is beyond the control of the Trustee and could not have been avoided by exercising due care. *Force majeure* shall include, but not limited to, any act or provision of any present or future law or regulation or governmental authority; acts of God; earthquakes; fires; floods; wars; terrorism; civil or military disturbances; sabotage; epidemics; quarantine restrictions; riots; interruptions, loss or malfunctions of utilities, computer (hardware or software) or communications service; accidents; labor disputes; acts of civil or military authority or governmental actions; or the unavailability of the Federal Reserve Bank wire or telex or other wire or communication facility, or other similar occurrences.

The Trustee shall be entitled to request and receive written instructions from the District or other parties and shall have no responsibility or liability for any losses or damages of any nature that may arise from any action taken or not taken by the Trustee in accordance with the written direction of the District or such other parties. The Trustee shall have the right to accept and act upon directions given pursuant to this Indenture and delivered using electronic notice; provided, however, that the District shall provide to the Trustee an incumbency certificate listing each Authorized Representative of the District with the authority to provide such directions and containing specimen signatures of such authorized officers, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the District elects to give the Trustee directions using electronic notice and the Trustee in its discretion elects to act upon such directions, the Trustee's understanding of such directions shall be deemed controlling. The District understands and agrees that the Trustee cannot determine the identity of the actual sender of such directions and that the Trustee shall conclusively presume that directions that purport to have been sent by an authorized officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Representative of the District. The District shall be responsible for ensuring that only an Authorized Representative of the District shall transmit such directions to the Trustee and that each Authorized Representative of the District treat applicable user and authorization codes, passwords and/or authentication keys with extreme care. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and a compliance with such directions, notwithstanding such directions conflict or are inconsistent with a subsequent written direction. The District agrees (i) to assume all risks arising out of the use of electronic notice to

submit directions to the Trustee, including, without limitation, the risk of the Trustee acting on unauthorized directions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting directions to the Trustee and that there may be more secure methods of transmitting directions than the method(s) selected by the District; and (iii) that the security procedures (if any) to be followed in connection with its transmission of directions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances.

Section 7.5. Merger or Consolidation. Any company into which the Trustee may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Trustee may sell or transfer all or substantially all of its corporate trust business, shall be the successor to the Trustee without the execution or filing of any paper or further act, anything herein to the contrary notwithstanding.

ARTICLE VIII

EVENTS OF DEFAULT; REMEDIES

Section 8.1. Events of Default. Any one or more of the following events shall constitute an "Event of Default":

(a) default in the due and punctual payment of the principal of or redemption premium, if any, on any Bond or Parity Bond when and as the same shall become due and payable, whether at maturity as therein expressed, by declaration or otherwise;

(b) default in the due and punctual payment of the interest on any Bond or Parity Bond when and as the same shall become due and payable; or

(c) except as described in subsections (a) or (b), default by the District in the observance of any of the agreements, conditions or covenants on its part contained in this Indenture, the Bonds or any Parity Bonds, which default continues for a period of 30 days after the District has been given notice in writing of such default by the Trustee or the Owners of twenty-five percent (25%) in aggregate principal amount of the Outstanding Bonds and Parity Bonds.

The Trustee agrees to give notice to the Owners as soon as practicable upon the occurrence of an Event of Default under subsections (a) or (b) above and within 30 days of the Trustee's actual knowledge of an Event of Default under subsection (c) above.

Section 8.2. Remedies of Owners. Upon the occurrence of an Event of Default, any Owner may pursue any available remedy at law or in equity to enforce the payment of the principal of, premium, if any, and interest on the Outstanding Bonds and Parity Bonds, and to enforce any rights of the Trustee under or with respect to this Indenture, including:

(a) by mandamus or other suit or proceeding at law or in equity to enforce his rights against the District and any of the members, officers and employees of the District, and to compel the District or any such members, officers or employees to perform and carry out their duties under the Act and their agreements with the Owners as provided in this Indenture;

(b) by suit in equity to enjoin any actions or things which are unlawful or violate the rights of the Owners; or

(c) by a suit in equity to require the District and its members, officers and employees to account as the trustee of an express trust.

If an Event of Default shall have occurred and be continuing and if requested and directed so to do by the Owners of at least twenty-five percent (25%) in aggregate principal amount of Outstanding Bonds and Parity Bonds and if indemnified to its satisfaction, the Trustee shall be obligated to exercise such one or more of the rights and powers conferred by this Article VIII, as the Trustee, being advised by counsel, shall deem most expedient in the interests of the Owners of the Bonds and Parity Bonds.

No remedy herein conferred upon or reserved to the Owners is intended to be exclusive of any other remedy. Every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing, at law or in equity or by statute or otherwise, and may be exercised without exhausting and without regard to any other remedy conferred by the Act or any other law.

Section 8.3. Application of Revenues and Other Funds After Default. All amounts received by the Trustee pursuant to any right given or action taken by the Owners under the provisions of this Indenture relating to the Bonds and Parity Bonds shall be applied by the Trustee in the following order upon presentation of the several Bonds and Parity Bonds:

First, to the payment of the costs, fees and expenses of the Trustee in declaring such Event of Default and in performing its duties and obligations hereunder, including reasonable compensation to its agents, attorneys and counsel;

Second, to the payment of the fees, costs and expenses of the Owners in declaring such Event of Default and in carrying out the provisions of this Article VIII, including reasonable compensation to its agents, attorneys and counsel, and to the payment of all other outstanding fees and expenses of the Trustee; and

Third, to the payment of the whole amount of interest on and principal of the Bonds and Parity Bonds then due and unpaid, with interest on overdue installments of principal and interest to the extent permitted by law at the net effective rate of interest then borne by the Outstanding Bonds and Parity Bonds; provided, however, that in the event that such amounts shall be insufficient to pay the full amount of such interest and principal, then such amounts shall be applied in the following order of priority:

(a) first to the payment of all installments of interest on the Bonds and Parity Bonds then due and unpaid on a pro rata basis based on the total amount then due and owing;

(b) second, to the payment of all installments of principal, including Sinking Fund Payments, of the Bonds and Parity Bonds then due and unpaid on a pro rata basis based on the total amount then due and owing; and

(c) third, to the payment of interest on overdue installments of principal and interest on the Bonds and Parity Bonds on a pro rata basis based on the total amount then due and owing.

Section 8.4. Power of Trustee to Control Proceedings. In the event that the Trustee, upon the happening of an Event of Default, shall have taken any action, by judicial proceedings or otherwise, pursuant to its obligations hereunder, whether upon its own discretion or upon the request of the Owners of twenty-five percent (25%) in aggregate principal amount of the Bonds and Parity Bonds then Outstanding, it shall have full power, in the exercise of its discretion for the best interests of the Owners of the Bonds and Parity Bonds, with respect to the continuance, discontinuance, withdrawal, compromise, settlement or other disposal of such action; provided, however, that the Trustee shall not, unless there no longer continues an Event of Default, discontinue, withdraw, compromise or settle, or otherwise dispose of any litigation pending at law or in equity, if at the time there has been filed with it a written request signed by the Owners of a majority in aggregate principal amount of the Outstanding Bonds and Parity Bonds hereunder opposing such discontinuance, withdrawal, compromise, settlement or other such litigation. Any suit, action or proceeding which any Owner of Bonds or Parity Bonds shall have the right to bring to enforce any right or remedy hereunder may be brought by the Trustee for the equal benefit and protection of all Owners of Bonds and Parity Bonds similarly situated and the Trustee is hereby appointed (and the successive respective Owners of the Bonds and Parity Bonds issued hereunder, by taking and holding the same, shall be conclusively deemed so to have appointed it) the true and lawful attorney in fact of the respective Owners of the Bonds and Parity Bonds for the purposes of bringing any such suit, action or proceeding and to do and perform any and all acts and things for and on behalf of the respective Owners of the Bonds and Parity Bonds as a class or classes, as may be necessary or advisable in the opinion of the Trustee as such attorney-in-fact.

Section 8.5. Appointment of Receivers. Upon the occurrence of an Event of Default hereunder, and upon the filing of a suit or other commencement of judicial proceedings to enforce the rights and of the Owners of the Bonds and Parity Bonds under this Indenture, the Trustee shall be entitled, as a matter of right to which the District expressly agrees, to the appointment of a receiver or receivers of the Net Taxes and other amounts pledged hereunder, pending such proceedings, with such powers as the court making such appointment shall confer.

Section 8.6. Non-Waiver. Nothing in this Article VIII or in any other provision of this Indenture, or in the Bonds or the Parity Bonds, shall affect or impair the obligation of the District, which is absolute and unconditional, to pay the interest on and principal of the Bonds and Parity Bonds to the respective Owners of the Bonds and Parity Bonds at the respective dates of maturity, as herein provided, or to pay the Trustee its fees and expenses as provided in Section 8.3 hereof, out of the Net Taxes and other moneys herein pledged for such payment.

A waiver of any default or breach of duty or contract by the Trustee or any Owners shall not affect any subsequent default or breach of duty or contract, or impair any rights or remedies on any such subsequent default or breach. No delay or omission of the Trustee or any Owner of any of the Bonds or Parity Bonds to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy conferred upon the Trustee or the Owners by the Act or by this Article VIII may be enforced and exercised from time to time and as often as shall be deemed expedient by the Trustee or the Owners, as the case may be.

Section 8.7. Limitations on Rights and Remedies of Owners. No Owner of any Bond or Parity Bond issued hereunder shall have the right to institute any suit, action or proceeding at law or in equity, for any remedy under or upon this Indenture, unless: (a) such Owner shall have previously given to the Trustee written notice of the occurrence of an Event of Default; (b) the

Owners of a majority in aggregate principal amount of all the Bonds and Parity Bonds then Outstanding shall have made written request upon the Trustee to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name; (c) said Owners shall have tendered to the Trustee indemnity and security reasonably acceptable to the Trustee against the costs, expenses and liabilities to be incurred in compliance with such request; and (d) the Trustee shall have refused or omitted to comply with such request for a period of sixty (60) days after such written request shall have been received by, and said tender of indemnity and security shall have been made to, the Trustee.

Such notification, request, tender of indemnity and security and refusal or omission are hereby declared, in every case, to be conditions precedent to the exercise by any Owner of Bonds and Parity Bonds of any remedy hereunder; it being understood and intended that no one or more Owners of Bonds and Parity Bonds shall have any right in any manner whatever by his or their action to enforce any right under this Indenture, except in the manner herein provided, and that all proceedings at law or in equity to enforce any provision of this Indenture shall be instituted, had and maintained in the manner herein provided and for the equal benefit of all Owners of the Outstanding Bonds and Parity Bonds.

The right of any Owner of any Bond and Parity Bond to receive payment of the principal of and interest and premium (if any) on such Bond and Parity Bond as herein provided or to institute suit for the enforcement of any such payment, shall not be impaired or affected without the written consent of such Owner, notwithstanding the foregoing provisions of this Section or any other provision of this Indenture.

Section 8.8. Termination of Proceedings. In case any Owner shall have proceeded to enforce any right under this Indenture by the appointment of a receiver or otherwise, and such proceedings shall have been discontinued or abandoned for any reason, or shall have been determined adversely, then and in every such case, the District, the Trustee and the Owners shall be restored to their former positions and rights hereunder, respectively, with regard to the property subject to this Indenture, and all rights, remedies and powers of the Owners shall continue as if no such proceedings had been taken.

ARTICLE IX

DEFEASANCE AND PARITY BONDS

Section 9.1. Defeasance. If the District shall pay or cause to be paid, or there shall otherwise be paid, to the Owner of an Outstanding Bond or Parity Bond the interest due thereon and the principal thereof, at the times and in the manner stipulated in this Indenture or any Supplemental Indenture, then the Owner of such Bond or Parity Bond shall cease to be entitled to the pledge of Net Taxes, and, other than as set forth below, all covenants, agreements and other obligations of the District to the Owner of such Bond or Parity Bond under this Indenture and any Supplemental Indenture relating to such Parity Bond shall thereupon cease, terminate and become void and be discharged and satisfied. In the event of a defeasance of all Outstanding Bonds and Parity Bonds pursuant to this Section, the Trustee shall execute and deliver to the District all such instruments as may be desirable to evidence such discharge and satisfaction, and the Trustee shall pay over or deliver to the District's general fund all money or securities held by it pursuant to this Indenture which are not required for the payment of the principal of, premium, if any, and interest due on such Bonds and Parity Bonds.

Any Outstanding Bond or Parity Bond shall be deemed to have been paid within the meaning expressed in the first paragraph of this Section if such Bond or Parity Bond is paid in any one or more of the following ways:

(a) by paying or causing to be paid the principal of, premium, if any, and interest on such Bond or Parity Bond, as and when the same become due and payable;

(b) by depositing with the Trustee, in trust, at or before maturity, money which, together with the amounts then on deposit in the Special Tax Fund and available for such purpose, is fully sufficient to pay the principal of, premium, if any, and interest on such Bond or Parity Bond, as and when the same shall become due and payable; or

(c) by depositing with the Trustee or another escrow bank appointed by the District, in trust, federal securities described in subparagraph (1) of the definition of Authorized Investments, in which the District may lawfully invest its money, in such amount as will be sufficient, together with the interest to accrue thereon and moneys then on deposit in the Special Tax Fund and available for such purpose, together with the interest to accrue thereon, to pay and discharge the principal of, premium, if any, and interest on such Bond or Parity Bond, as and when the same shall become due and payable.

If paid as provided above, then, at the election of the District, and notwithstanding that any Outstanding Bonds and Parity Bonds shall not have been surrendered for payment, all obligations of the District under this Indenture and any Supplemental Indenture with respect to such Bond or Parity Bond shall cease and terminate, except for the obligation of the Trustee to pay or cause to be paid to the Owners of any such Bond or Parity Bond not so surrendered and paid all sums due thereon, and except for the covenants of the District contained in Section 5.2(f) or any covenants in a Supplemental Indenture relating to compliance with the Code. Notice of such election shall be filed with the Trustee not less than ten days prior to the proposed defeasance date, or such shorter period of time as may be acceptable to the Trustee. In connection with a defeasance under (c) above, there shall be provided to the District a verification report from an independent nationally recognized certified public accountant stating its opinion as to the sufficiency of the moneys or securities deposited with the Trustee or the escrow bank to pay and discharge the principal of, premium, if any, and interest on all Outstanding Bonds and Parity Bonds to be defeased in accordance with this Section, as and when the same shall become due and payable, and an opinion of Bond Counsel (which may rely upon the opinion of the certified public accountant) to the effect that the Bonds or Parity Bonds being defeased have been legally defeased in accordance with this Indenture and any applicable Supplemental Indenture.

Upon a defeasance, the Trustee, upon request of the District, shall release the rights of the Owners of such Bonds and Parity Bonds which have been defeased under this Indenture and any Supplemental Indenture and execute and deliver to the District all such instruments as may be desirable to evidence such release, discharge and satisfaction. In the case of a defeasance hereunder of all Outstanding Bonds and Parity Bonds, the Trustee shall pay over or deliver to the District any funds held by the Trustee at the time of a defeasance, which are not required for the purpose of paying and discharging the principal of or interest on the Bonds and Parity Bonds when due. The Trustee shall, at the written direction of the District, mail, first class, postage prepaid, a notice to the Owners whose Bonds or Parity Bonds have been defeased, in the form directed by the District, stating that the defeasance has occurred.

Section 9.2. Conditions for the Issuance of Parity Bonds and Other Additional Indebtedness. The District may at any time after the issuance and delivery of the Bonds hereunder issue Parity Bonds payable from the Net Taxes and other amounts deposited in the Special Tax Fund and secured by a lien and charge upon such amounts equal to the lien and charge securing the Outstanding Bonds and any other Parity Bonds theretofore issued hereunder or under any Supplemental Indenture; provided, however, that Parity Bonds may only be issued for the purpose of refunding all or a portion of the Bonds or Parity Bonds then Outstanding subject to the following specific conditions, which are hereby made conditions precedent to the issuance of any such Parity Bonds:

(a) The District shall be in compliance with all covenants set forth in this Indenture and any Supplemental Indenture then in effect and a certificate of the District to that effect shall have been filed with the Trustee; provided, however, that Parity Bonds may be issued notwithstanding that the District is not in compliance with all such covenants so long as immediately following the issuance of such Parity Bonds the District will be in compliance with all such covenants.

(b) The issuance of such Parity Bonds shall have been duly authorized pursuant to the Act and all applicable laws, and the issuance of such Parity Bonds shall have been provided for by a Supplemental Indenture duly adopted by the District which shall specify the following:

(1) the purpose for which such Parity Bonds are to be issued and the fund or funds into which the proceeds thereof are to be deposited;

(2) the authorized principal amount of such Parity Bonds;

(3) the date and the maturity date or dates of such Parity Bonds; provided that: (i) each maturity date shall fall on a September 1; (ii) all such Parity Bonds of like maturity shall be identical in all respects, except as to number; (iii) fixed serial maturities or Sinking Fund Payments, or any combination thereof, shall be established to provide for the retirement of all such Parity Bonds on or before their respective maturity dates; and (iv) the maturity of such Parity Bonds to be issued shall not exceed the maturity of the Bonds and Parity Bonds being refunded;

(4) the description of the Parity Bonds, the place of payment thereof and the procedure for execution and authentication;

(5) the denominations and method of numbering of such Parity Bonds;

(6) the amount and due date of each mandatory Sinking Fund Payment, if any, for such Parity Bonds;

(7) the amount, if any, to be deposited from the proceeds of such Parity Bonds in the Reserve Account of the Special Tax Fund to increase the amount therein to the Reserve Requirement;

(8) the form of such Parity Bonds; and

(9) such other provisions as are necessary or appropriate and not inconsistent with this Indenture.

(c) The District shall have received the following documents or money or securities, all of such documents dated or certified, as the case may be, as of the date of delivery of such Parity Bonds by the Trustee (unless the Trustee shall be directed by the District to accept any of such documents bearing a prior date):

(1) a certified resolution of the City Council, acting as the legislative body of the District, authorizing the issuance of such Parity Bonds;

(2) a written request of the District as to the delivery of such Parity Bonds;

(3) an opinion of Bond Counsel and/or general counsel to the District to the effect that: (i) the District has the right and power under the Act to execute and deliver the Supplemental Indenture relating to such Parity Bonds, and such Supplemental Indenture has been duly and lawfully executed by the District, and the Indenture and such Supplemental Indenture are in full force and effect and are valid and binding upon the District and enforceable in accordance with their terms (except as enforcement may be limited by bankruptcy, insolvency, reorganization and other similar laws relating to the enforcement of creditors' rights); (ii) this Indenture creates the valid pledge which it purports to create of the Net Taxes and other amounts as provided in this Indenture, subject to the application thereof to the purposes and on the conditions permitted by this Indenture; and (iii) such Parity Bonds are valid and binding limited obligations of the District, enforceable in accordance with their terms (except as enforcement may be limited by bankruptcy, insolvency, reorganization and other similar laws relating to the enforcement of creditors' rights) and the terms of this Indenture and the Supplemental Indenture executed and delivered in connection with such Parity Bonds and are entitled to the benefits of this Indenture and such Supplemental Indenture, and such Parity Bonds have been duly and validly authorized and issued in accordance with the Act (or other applicable laws) and this Indenture and such Supplemental Indenture;

(4) a certificate of the District containing such statements as may be reasonably necessary to show compliance with the requirements of this Indenture;

(5) a certificate of an Independent Financial Consultant certifying that in each Bond Year the Annual Debt Service on the Bonds and Parity Bonds to remain Outstanding following the issuance of the Parity Bonds proposed to be issued is less than the Annual Debt Service on the Bonds and Parity Bonds Outstanding prior to the issuance of such Parity Bonds; and

(6) such further documents, money and securities as are required by the provisions of this Indenture and the Supplemental Indenture providing for the issuance of such Parity Bonds.

ARTICLE X

MISCELLANEOUS

Section 10.1. Cancellation of Bonds and Parity Bonds. All Bonds and Parity Bonds surrendered to the Trustee for payment upon maturity or for redemption shall be upon payment therefor, and any Bond or Parity Bond purchased by the District as authorized herein and delivered to the Trustee for such purpose shall be, cancelled forthwith and shall not be reissued. The Trustee shall destroy such Bonds and Parity Bonds, as provided by law, and, upon request of the District, furnish to the District a certificate of such destruction.

Section 10.2. Execution of Documents and Proof of Ownership. Any request, direction, consent, revocation of consent, or other instrument in writing required or permitted by this Indenture to be signed or executed by Owners may be in any number of concurrent instruments of similar tenor and may be signed or executed by such Owners in person or by their attorneys appointed by an instrument in writing for that purpose, or by the bank, trust company or other depository for such Bonds. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, and of the ownership of Bonds or Parity Bonds shall be sufficient for the purposes of this Indenture (except as otherwise herein provided), if made in the following manner:

(a) The fact and date of the execution by any Owner or his or her attorney of any such instrument, and of any instrument appointing any such attorney, may be proved by a signature guarantee of any bank or trust company located within the United States of America. Where any such instrument is executed by an officer of a corporation or association or a member of a partnership on behalf of such corporation, association or partnership, such signature guarantee shall also constitute sufficient proof of his authority.

(b) As to any Bond or Parity Bond, the person in whose name the same shall be registered in the Bond Register shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Bond or Parity Bond, and the interest thereon, shall be made only to or upon the order of the registered Owner thereof or his or her legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond or Parity Bond and the interest thereon to the extent of the sum or sums to be paid. Neither the District nor the Trustee shall be affected by any notice to the contrary.

Nothing contained in this Indenture shall be construed as limiting the Trustee or the District to such proof, it being intended that the Trustee or the District may accept any other evidence of the matters herein stated which the Trustee or the District may deem sufficient. Any request or consent of the Owner of any Bond or Parity Bond shall bind every future Owner of the same Bond or Parity Bond in respect of anything done or suffered to be done by the Trustee or the District in pursuance of such request or consent.

Section 10.3. Unclaimed Moneys. Anything in this Indenture to the contrary notwithstanding, any money held by the Trustee in trust for the payment and discharge of any of the Outstanding Bonds and Parity Bonds which remain unclaimed for two years after the date when such Outstanding Bonds or Parity Bonds have become due and payable, if such money was held by the Trustee at such date, or for two years after the date of deposit of such money if deposited with the Trustee after the date when such Outstanding Bonds or Parity Bonds become due and payable, shall be repaid by the Trustee to the District, as its absolute property and free from trust, and the Trustee shall thereupon be released and discharged with respect thereto and the Owners shall look only to the District for the payment of such Outstanding Bonds or Parity Bonds; provided, however, that, before being required to make any such payment to the District, the Trustee, at the expense of the District, shall cause to be mailed by first-class mail, postage prepaid, to the registered Owners of such Outstanding Bonds or Parity Bonds at their addresses as they appear on the registration books of the Trustee a notice that said money remains unclaimed and that, after a date named in said notice, which date shall not be less than 30 days after the date of the mailing of such notice, the balance of such money then unclaimed will be returned to the District.

Section 10.4. Provisions Constitute Contract; Governing Law. The provisions of this Indenture shall constitute a contract between the District and the Owners and the provisions hereof shall be governed by and construed in accordance with the laws of the State of California.

In case any suit, action or proceeding to enforce any right or exercise any remedy shall be brought or taken and, should said suit, action or proceeding be abandoned, or be determined adversely to the Owners or the Trustee, then the District, the Trustee and the Owners shall be restored to their former positions, rights and remedies as if such suit, action or proceeding had not been brought or taken.

After the issuance and delivery of the Bonds, this Indenture shall be irrepealable, but shall be subject to modifications to the extent and in the manner provided in this Indenture, but to no greater extent and in no other manner.

Section 10.5. Future Contracts. Nothing herein contained shall be deemed to restrict or prohibit the District from making contracts or creating bonded or other indebtedness payable from a pledge of the Net Taxes which is subordinate to the pledge hereunder, or which is payable from the general fund of the District or from taxes or any source other than the Net Taxes and other amounts pledged hereunder.

Section 10.6. Further Assurances. The District will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Indenture, and for the better assuring and confirming unto the Owners of the Bonds or any Parity Bonds the rights and benefits provided in this Indenture.

Section 10.7. Entire Agreement; Severability. This Indenture and the exhibits hereto set forth the entire agreement and understanding of the parties related to this transaction and supersedes all prior agreements and understandings, oral or written. If any covenant, agreement or provision, or any portion thereof, contained in this Indenture, or the application thereof to any person or circumstance, is held to be unconstitutional, invalid or unenforceable, the remainder of this Indenture and the application of any such covenant, agreement or provision, or portion thereof, to other persons or circumstances, shall be deemed severable and shall not be affected thereby, and this Indenture, the Bonds and any Parity Bonds issued pursuant hereto shall remain valid and the Owners shall retain all valid rights and benefits accorded to them under the laws of the State of California.

Section 10.8. Notices. Any notices required to be given to the District with respect to the Bonds or this Indenture shall be mailed, first class, postage prepaid, or personally delivered to the City Manager of the City of Wildomar, 23873 Clinton Keith Road, Suite 110, Wildomar California 92595, all notices to the Trustee in its capacity as Trustee shall be mailed, first class, postage prepaid, or personally delivered to the Trustee, Wilmington Trust, National Association, 650 Town Center Drive, Suite 800, Costa Mesa, California 92626.

IN WITNESS WHEREOF, COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR has caused this Indenture to be signed by an Authorized Representative of the District and Wilmington Trust, National Association in token of its acceptance of the trust created hereunder, has caused this Indenture to be signed in its corporate name by its officers identified below, all as of the day and year first above written.

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR

By: _____
City Manager of the City of Wildomar, acting on behalf of Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar

ATTEST:

_____
City Clerk of the City of Wildomar, acting on behalf of Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar

WILMINGTON TRUST, NATIONAL ASSOCIATION, as Trustee

By: _____
Authorized Signatory

EXHIBIT A

FORM OF SPECIAL TAX BOND

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), TO THE DISTRICT OR TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE OR PAYMENT, AND ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

R-____ $_____

UNITED STATES OF AMERICA
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BOND, SERIES 2025

INTEREST RATE:	**MATURITY DATE:**	**DATED DATE:**	**CUSIP:**
%	September 1, 20__		___

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR (the "District") which was formed by the City of Wildomar (the "City") and is situated in the County of Riverside, State of California, FOR VALUE RECEIVED, hereby promises to pay, solely from certain amounts held under the Indenture (as hereinafter defined), to the Owner named above, or registered assigns, on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such Principal Amount from the Interest Payment Date (as hereinafter defined) next preceding the date of authentication hereof, unless: (i) the date of authentication is an Interest Payment Date, in which event interest shall be payable from such date of authentication; (ii) the date of authentication is after a Record Date (as hereinafter defined) but prior to the immediately succeeding Interest Payment Date, in which event interest shall be payable from the Interest Payment Date immediately succeeding the date of authentication; or (iii) the date of authentication is prior to the close of business on the first Record Date, in which event interest shall be payable from the Dated Date set forth above. Notwithstanding the foregoing, if at the time of authentication of this Bond interest is in default, interest on this Bond shall be payable from the last Interest Payment Date to which the

interest has been paid or made available for payment or, if no interest has been paid or made available for payment, interest on this Bond shall be payable from the Dated Date set forth above. Interest will be paid semiannually on September 1, 2025 and each March 1 and September 1 thereafter (each an "Interest Payment Date"), at the Interest Rate set forth above, until the Principal Amount hereof is paid or made available for payment.

The principal of and premium, if any, on this Bond are payable to the Owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at the Principal Office of the Trustee (as such term is defined in the Indenture), initially Wilmington Trust, National Association (the "Trustee"). Interest on this Bond shall be paid by check of the Trustee mailed, by first class mail, postage prepaid, or in certain circumstances described in the Indenture by wire transfer to an account within the United States of America, to the Owner hereof as of the close of business on the fifteenth day of the month preceding the month in which the Interest Payment Date occurs (the "Record Date") at such Owner's address as it appears on the registration books maintained by the Trustee.

This Bond is one of a duly authorized issue of "Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025" (the "Bonds") issued in the aggregate principal amount of $_____ pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Section 53311 *et seq.* of the California Government Code (the "Act") for the purpose of financing public improvements, funding a reserve account, and paying certain costs related to the issuance of the Bonds. The issuance of the Bonds and the terms and conditions thereof are provided for by a resolution adopted by the City Council of the City, acting in its capacity as the legislative body of the District (the "Legislative Body"), on March 12, 2025, and a Bond Indenture executed in connection therewith dated as of April 1, 2025 (the "Indenture"), by and between the District and the Trustee, and this reference incorporates the Indenture herein, and by acceptance hereof the Owner of this Bond assents to said terms and conditions. The Indenture is adopted under and this Bond is issued under, and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Act and the Indenture, the principal of, premium, if any, and interest on this Bond are payable solely from the portion of the annual special taxes authorized under the Act to be levied and collected within the District (the "Special Taxes") and certain other amounts pledged to the repayment of the Bonds as set forth in the Indenture. Any amounts for the payment hereof shall be limited to the Net Taxes pledged and collected or foreclosure proceeds received following a default in payment of the Special Taxes and other amounts deposited to the Special Tax Fund established under the Indenture, except to the extent that other provision for payment has been made by the Legislative Body, as may be permitted by law. The District has covenanted for the benefit of the owners of the Bonds that under certain circumstances described in the Indenture it will commence and diligently pursue to completion appropriate foreclosure proceedings in the event of delinquencies of Special Tax installments levied for payment of principal and interest on the Bonds.

The Bonds may be redeemed at the option of the District from any source of funds on any Interest Payment Date on and after September 1, 20__, in whole or in part, from such maturities as are selected by the District and by lot within a maturity, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the date of redemption:

Redemption Date ***Redemption Price***

The Bonds maturing on September 1, 20__ (the "20__ Term Bonds") shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__ and on each September 1 thereafter prior to maturity in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date (September 1) ***Sinking Fund Payments***

* Maturity.

The Bonds maturing on September 1, 20__ (the "20__ Term Bonds") shall be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__ and on each September 1 thereafter prior to maturity in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption shall be selected by the Trustee by lot and shall be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date (September 1)	*Sinking Fund Payments*

* Maturity.

The Bonds are subject to special mandatory redemption as a whole, or in part on a pro rata basis among maturities and by lot within a maturity, on any Interest Payment Date on and after March 1, 2026, and shall be redeemed by the Trustee, from Prepayments deposited to the Redemption Account plus amounts transferred from the Reserve Account in connection with such transfers, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the redemption date:

Redemption Date	*Redemption Price*

Notice of redemption with respect to the Bonds to be redeemed shall be mailed to the registered owners thereof not less than 30 nor more than 45 days prior to the redemption date by first class mail, postage prepaid, to the addresses set forth in the registration books; provided, however, so long as the Bonds are registered in the name of the Nominee, such notice shall be given in such manner as complies with the requirements of the Depository. Neither a failure of the Owner hereof to receive such notice nor any defect therein will affect the validity of the proceedings for redemption. All Bonds or portions thereof so called for redemption will cease to accrue interest on the specified redemption date, provided that funds for the redemption are on deposit with the Trustee on the redemption date. Thereafter, the registered owners of such Bonds shall have no rights except to receive payment of the redemption price upon the surrender of the Bonds.

This Bond shall be registered in the name of the Owner hereof, as to both principal and interest, and the District and the Trustee may treat the Owner hereof as the absolute owner for all purposes and shall not be affected by any notice to the contrary.

The Bonds are issuable only in fully registered form in the denomination of $5,000 or any integral multiple thereof and may be exchanged for a like aggregate principal amount of Bonds of other authorized denominations of the same issue and maturity, all as more fully set forth in the Indenture. This Bond is transferable by the Owner hereof, in person or by his attorney duly authorized in writing, at the Principal Office of the Trustee, but only in the manner, subject to the

limitations and upon payment of the charges provided in the Indenture, upon surrender and cancellation of this Bond. Upon such transfer, a new registered Bond of authorized denomination or denominations for the same aggregate principal amount of the same issue and maturity will be issued to the transferee in exchange therefor.

The Trustee shall not be required to register transfers or make exchanges of: (i) any Bonds for a period of 15 days next preceding any selection of the Bonds to be redeemed; or (ii) any Bonds chosen for redemption.

The rights and obligations of the District and of the registered owners of the Bonds may be amended at any time, and in certain cases without notice to or the consent of the registered owners, to the extent and upon the terms provided in the Indenture.

THE BONDS DO NOT CONSTITUTE GENERAL OBLIGATIONS OF THE CITY OR OF THE DISTRICT. NEITHER THE CITY NOR THE DISTRICT IS OBLIGATED TO LEVY OR PLEDGE, OR HAS LEVIED OR PLEDGED, GENERAL OR SPECIAL TAXES, OTHER THAN THE SPECIAL TAXES REFERENCED HEREIN. THE BONDS ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE FROM THE PORTION OF THE SPECIAL TAXES AND OTHER AMOUNTS PLEDGED UNDER THE INDENTURE BUT ARE NOT A DEBT OF THE CITY, THE STATE OF CALIFORNIA OR ANY OF ITS POLITICAL SUBDIVISIONS WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION OR RESTRICTION.

This Bond shall not become valid or obligatory for any purpose until the certificate of authentication and registration hereon endorsed shall have been dated and signed by the Trustee.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the District, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

IN WITNESS WHEREOF, Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar has caused this Bond to be dated the Dated Date, to be signed on behalf of the District by the Mayor of the City by her facsimile signature and attested by the facsimile signature of the City Clerk of the City.

_____

Mayor of the City of Wildomar, acting on behalf of Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar

ATTEST:

_____

City Clerk of the City of Wildomar, acting on behalf Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar

[FORM OF TRUSTEE'S CERTIFICATE
OF AUTHENTICATION AND REGISTRATION]

This is one of the Bonds described in the within-defined Indenture.

Dated: April __, 2025

WILMINGTON TRUST, NATIONAL ASSOCIATION as Trustee

By: _____
Authorized Signatory

[FORM OF LEGAL OPINION]

The following is a true copy of the opinion rendered by Stradling Yocca Carlson & Rauth LLP, in connection with the issuance of, and dated as of the date of the original delivery of, the Bonds. A signed copy is on file in my office.

_____
City Clerk of the City of Wildomar

[FORM OF ASSIGNMENT]

For value received the undersigned do(es) hereby sell, assign and transfer unto

_____

whose tax identification number is _____,
the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s)

_____

attorney to transfer the same on the books of the Trustee with full power of substitution in the premises.

Dated:_____

Signature guaranteed:

_____

NOTE: Signature(s) must be guaranteed by an eligible guarantor institution.

NOTE: The signatures(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

EXHIBIT B-1

FORM OF REQUISITION FOR DISBURSEMENT OF PROJECT COSTS

$_____
SPECIAL TAX BONDS, SERIES 2025

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR)

Wilmington Trust, National Association (the "Trustee"), is hereby requested to pay from the [City Facilities][Water Facilities][School Facilities] Account of the Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Acquisition and Construction Fund, established by the Bond Indenture, dated as of April 1, 2025, by and between the Trustee and Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "District"), the amount specified to the payee named below for payment of the Project Costs set forth in Attachment No. 1 hereto.

Payee:

Address:

Purpose:

Amount: $

The amount is due and payable under purchase order, contract or other authorization and has not formed the basis of any prior request for payment. The conditions for the release of this amount from the [City Facilities][Water Facilities][School Facilities] Account, including those conditions in Section 3.9(b) of the Indenture have been satisfied.

There has not been filed with nor served upon the District notice of any lien, right to lien or attachment upon, or stop notice or claim affecting the right to receive payment of the amount specified above which has not been released or will not be released simultaneously with the payment of such amount, other than materialmen's or mechanic's liens accruing by mere operation of law.

Dated: _____

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR

By: _____
Name: _____
Title: _____

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold, nor may offers to buy them be accepted, prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of, these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful.

PRELIMINARY OFFICIAL STATEMENT DATED MARCH __, 2025

NEW ISSUE—BOOK-ENTRY ONLY **NO RATING**

In the opinion of Stradling Yocca Carlson & Rauth LLP, Bond Counsel, under existing statutes, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and compliance with certain covenants and requirements described herein, interest (and original issue discount) on the Bonds described herein is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals. In the further opinion of Bond Counsel, interest (and original issue discount) on the Bonds is exempt from State of California personal income tax. See the caption "TAX EXEMPTION" with respect to tax consequences relating to the Bonds, including with respect to the alternative minimum tax imposed on certain large corporations.

$7,490,000*
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR SPECIAL TAX BONDS, SERIES 2025

Dated: Delivery Date **Due: September 1, as shown on inside cover page**

The Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025 (the "Bonds") are being issued by Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "District") to: (i) finance certain public improvements benefitting the development within the District, including public improvements to be owned by the City, water and sewer facilities to be owned and operated by the Elsinore Valley Municipal Water District and school facilities to be owned and operated by the Lake Elsinore Unified School District; (ii) fund a reserve account for the Bonds; and (iii) pay costs of issuance for the Bonds. The Bonds are authorized to be issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Section 53311 *et seq.* of the Government Code of the State of California) (the "Act"), and pursuant to that certain Bond Indenture, dated as of April 1, 2025 (the "Indenture"), by and between the District and Wilmington Trust, National Association, as trustee (the "Trustee").

The Bonds are secured by a pledge of and lien upon Net Taxes (as defined herein) derived from a certain annual Special Tax (as defined herein) to be levied on taxable parcels within the District and from certain other funds pledged under the Indenture, all as further described herein. The Special Tax is to be levied according to the rate and method of apportionment approved by the City Council of the City and the qualified electors within the District. See the caption "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes" and Appendix A — "RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX."

The Bonds will be issued in fully registered form and when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). Individual purchases of the Bonds may be made in principal amounts of $5,000 and integral multiples thereof and will be in book-entry form only. Purchasers of the Bonds will not receive certificates representing their beneficial ownership of the Bonds but will receive credit balances on the books of their respective nominees. The Bonds will not be transferable or exchangeable except for transfer to another nominee of DTC or as otherwise described herein. Interest on the Bonds will be payable on each March 1 and September 1, commencing September 1, 2025. Principal of and interest on the Bonds will be paid by the Trustee to DTC for subsequent disbursement to DTC Participants, who will remit such payments to the Beneficial Owners of the Bonds.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE COUNTY OF RIVERSIDE, THE STATE OF CALIFORNIA OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. EXCEPT FOR THE NET TAXES, NO OTHER REVENUES OR TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OR SPECIAL OBLIGATIONS OF THE CITY OR GENERAL OBLIGATIONS OF THE DISTRICT BUT ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM NET TAXES AND OTHER AMOUNTS HELD UNDER THE INDENTURE AS MORE FULLY DESCRIBED HEREIN.

The Bonds are subject to optional redemption, special mandatory redemption and mandatory sinking fund redemption prior to maturity as set forth herein. See the caption "THE BONDS — Redemption."

Investment in the Bonds involves risks that are not appropriate for certain investors. Certain events could affect the ability of the District to pay the principal of and interest on the Bonds when due. See the caption "SPECIAL RISK FACTORS" for a discussion of certain risk factors that should be considered, in addition to the other matters set forth herein, in evaluating the investment quality of the Bonds.

THIS COVER PAGE CONTAINS CERTAIN INFORMATION FOR GENERAL REFERENCE ONLY. IT IS NOT INTENDED TO BE A SUMMARY OF THE SECURITY OR TERMS OF THIS ISSUE. INVESTORS ARE ADVISED TO READ THE ENTIRE OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.

MATURITY SCHEDULE
(See Inside Cover Page)

The Bonds are offered when, as and if issued and accepted by the Underwriter, subject to approval as to their legality by Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, Bond Counsel, and subject to certain other conditions. Certain legal matters will be passed on for the City and the District by Burke, Williams & Sorensen, LLP, Riverside, California, City Attorney, and for the District by Stradling Yocca Carlson & Rauth LLP, Disclosure Counsel, for the Underwriter by Kutak Rock LLP, Irvine, California, and for the Trustee by its counsel. It is anticipated that the Bonds in book-entry form will be available for delivery on or about April __, 2025.

[RAYMOND JAMES LOGO]

Dated _____, 2025

* *Preliminary, subject to change.*

$_____
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BONDS, SERIES 2025

MATURITY SCHEDULE

BASE CUSIP®† _____

$_____ Serial Bonds

Maturity Date (September 1)	***Principal Amount***	***Interest Rate***	***Yield***	***Price***	***CUSIP No.†***

$_____ _____% Term Bonds due September 1, 20__ Yield: ____% Price: _____ CUSIP No.† _____

$_____ _____% Term Bonds due September 1, 20__ Yield: ____% Price: _____ CUSIP No.† _____

† CUSIP® *is a registered trademark of the American Bankers Association. CUSIP Global Services (CGS) is managed on behalf of the* American *Bankers Association by FactSet Research Systems Inc. Copyright© 2025 CUSIP Global Services. All rights reserved. CUSIP® data herein is provided by CUSIP Global Services. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the District, the City, the Underwriter or their agents or counsel assume responsibility for the accuracy of such numbers.*

CITY OF WILDOMAR
COUNTY OF RIVERSIDE, CALIFORNIA

CITY COUNCIL

Ashlee DePhillippo, *Mayor*
Carlos Marquez, *Mayor Pro-Tem*
Dustin Nigg, *Councilmember*
Joseph Morabito, *Councilmember*
Bridgette Moore, *Councilmember*

CITY ADMINISTRATORS

Dan York, *City Manager*
Heidi Schrader, *Administrative Services Director*
Adam Jantz, *Finance Manager*

CITY ATTORNEY

Burke, Williams & Sorensen, LLP
Riverside, California

BOND AND DISCLOSURE COUNSEL

Stradling Yocca Carlson & Rauth LLP
Newport Beach, California

MUNICIPAL ADVISOR

CSG Advisors Incorporated
San Francisco, California

SPECIAL TAX CONSULTANT

Spicer Consulting Group, LLC
Murrieta, California

APPRAISER

Stephen G. White, MAI
Fullerton, California

TRUSTEE

Wilmington Trust, National Association
Costa Mesa, California

Except where otherwise indicated, all information contained in this Official Statement has been provided by the City and the District. No dealer, broker, salesperson or other person has been authorized by the City, the District, the Trustee or the Underwriter to give any information or to make any representations in connection with the offer or sale of the Bonds other than those contained herein and, if given or made, such other information or representations must not be relied upon as having been authorized by the City, the District, the Trustee or the Underwriter. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

This Official Statement is not to be construed as a contract with the purchasers or Owners of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact.

The Underwriter has provided the following sentence for inclusion in this Official Statement:

> The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City, the District or any other parties described herein since the date hereof. All summaries of the Indenture or other documents are made subject to the provisions of such documents respectively and do not purport to be complete statements of any or all of such provisions. Reference is hereby made to such documents on file with the City for further information in connection therewith.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXEMPTION CONTAINED IN SUCH ACT. THE BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

Certain statements included or incorporated by reference in this Official Statement constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21E of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the United States Securities Act of 1933, as amended. Such statements are generally identifiable by the terminology used such as a "plan," "expect," "estimate," "project," "budget," or similar words. Such forward-looking statements include, but are not limited to certain statements contained in the information under the captions "THE DISTRICT" and "PROPERTY OWNERSHIP AND THE DEVELOPMENT."

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THE FORWARD-LOOKING STATEMENTS SET FORTH IN THIS OFFICIAL STATEMENT. IN EVALUATING SUCH STATEMENTS, POTENTIAL INVESTORS SHOULD SPECIFICALLY CONSIDER THE VARIOUS FACTORS WHICH COULD CAUSE ACTUAL EVENTS OR RESULTS TO DIFFER MATERIALLY FROM THOSE INDICATED BY SUCH FORWARD-LOOKING STATEMENTS.

The City maintains a website. However, the information presented on such website is not part of this Official Statement and should not be relied upon in making an investment decision with respect to the Bonds.

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[INSERT VICINITY MAP]

[INSERT AERIAL PHOTOGRAPH]

$7,490,000[*]
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BONDS, SERIES 2025

INTRODUCTION

The purpose of this Official Statement, which includes the cover page, the table of contents and the attached appendices (collectively, the "Official Statement"), is to provide certain information concerning the issuance by Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "District") of its Special Tax Bonds, Series 2025 in the aggregate principal amount of $7,490,000[*] (the "Bonds"). The proceeds of the Bonds will be used to: (i) finance certain public improvements benefiting the development within the District, including public improvements to be owned by the City of Wildomar (the "City"), water and sewer facilities to be owned and operated by the Elsinore Valley Municipal Water District and school facilities to be owned and operated by the Lake Elsinore Unified School District; (ii) fund a reserve account for the Bonds; and (iii) pay costs of issuance for the Bonds.

The Bonds are authorized to be issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Section 53311 *et seq*. of the Government Code of the State of California) (the "Act"), a resolution adopted on March 12, 2025, by the City Council of the City, acting as the legislative body of the District, and a Bond Indenture, dated as of April 1, 2025 (the "Indenture"), by and between the District and Wilmington Trust, National Association, as trustee (the "Trustee"). The Bonds are secured under the Indenture by a pledge of and lien upon Net Taxes (as such term is defined herein) and all moneys in the Special Tax Fund as described in the Indenture.

This Introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement and the documents summarized or described herein. A full review should be made of the entire Official Statement. The sale and delivery of Bonds to potential investors is made only by means of the entire Official Statement. All capitalized terms used in this Official Statement and not defined have the meanings set forth in Appendix E.

The District

General. The City is located in the western portion of the County of Riverside (the "County"), California (the "State"). The District contains approximately 10.75 net taxable acres and is located on the southwest corner of Elizabeth Lane and Bunny Trail in the City.

The property within the District is being developed by Lennar Homes of California, LLC, a California limited liability company ("Lennar Homes") into 136 single-family townhomes (with two to four units per building) in a project being marketed as "Horizon Place." As of January 6, 2025 (the date of value of the Appraisal Report (as defined below)), Lennar Homes had completed and conveyed 110 homes within the District to individual homeowners. As of such date Lennar Homes owned three model homes, 16 homes under construction and near-finished and vacant lots for seven homes. Lennar Homes has obtained building permits for all 136 planned homes in the District and expects to complete and convey all remaining homes to be constructed in the District to individual homeowners by mid-2025.

The backbone infrastructure (sewer, water, storm drains, utilities, and arterial roads) necessary to develop the property within the District has been completed. Remaining improvements include finishing of minor in-tract improvements for the remaining homes to be constructed and final off-site surface paving and striping improvements. See the captions "THE DISTRICT" and "PROPERTY OWNERSHIP AND THE

[*] *Preliminary, subject to change.*

DEVELOPMENT" for further information with respect to the District, Lennar Homes and development within the District.

Formation Proceedings. The District was formed on June 8, 2022 pursuant to the Act. The Act was enacted to provide an alternative method of financing certain public capital facilities and services, especially in developing areas of the State. Any local agency (as defined in the Act) may establish a community facilities district to provide for and finance the cost of eligible public facilities and services. Generally, the legislative body of the local agency which forms a community facilities district acts on behalf of such district as its legislative body. Subject to approval by two-thirds of the votes cast at an election and compliance with the other provisions of the Act, a legislative body of a local agency may issue bonds for a community facilities district and may levy and collect a special tax within such district to repay such indebtedness.

Pursuant to the Act, on April 13, 2022, the City Council adopted Resolution No. 2022-12 (the "Resolution of Intention"), stating its intention to form the District and to authorize the levy of a special tax on the taxable property within the District, and Resolution No. 2022-13, stating its intention to incur bonded indebtedness in an aggregate principal amount not to exceed $10,000,000 for the purpose of financing the purchase, construction, expansion or rehabilitation of certain public facilities to serve the area within the District.

Subsequent to a noticed public hearing on June 8, 2022, the City Council adopted Resolution Nos. 2022-32 and 2022-33 (collectively the "Resolution of Formation"). The Resolution of Formation: (i) established the District; (ii) authorized the levy of a special tax within the District; (iii) determined the necessity to incur bonded indebtedness in an amount not to exceed $10,000,000 within the District; and (iv) called an election within the District on the proposition of incurring bonded indebtedness, levying the special tax and setting an appropriations limit.

On June 8, 2022, an election was held within the District in which the property owner within the District approved the proposition authorizing the issuance of bonds in an amount not to exceed $10,000,000. A Notice of Special Tax Lien for the District was recorded in the office of the County Recorder on June 20, 2022, as Document No. 2022-0276676. On July 13, 2022, the City Council adopted Ordinance No. 221 (the "Ordinance") which authorizes the levy of a special tax pursuant to the Rate and Method of Apportionment approved at the June 8, 2022 election (the "Rate and Method"), a copy of which is attached hereto as Appendix A.

Sources of Payment for the Bonds

Special Taxes. As used in this Official Statement, the term "Special Tax" means the annual Special Tax which has been authorized pursuant to the Act and the Rate and Method to be levied upon taxable property within the District. See the caption "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes" and Appendix A — "RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX." See the caption "THE DISTRICT."

Under the Indenture, the District has pledged to repay the Bonds and any Parity Bonds (as defined herein) from the Special Tax revenues remaining after the payment of certain annual Administrative Expenses of the District (the "Net Taxes") and from other amounts in the Special Tax Fund established under the Indenture. The Special Taxes are the primary source of security for the repayment of the Bonds and any Parity Bonds. In the event that the Special Taxes are not paid when due, the only sources of funds available to pay the debt service on the Bonds and any Parity Bonds are amounts held by the Trustee in the Special Tax Fund, including amounts held in the Reserve Account therein, to the limited extent described in the Indenture. See the caption "SOURCES OF PAYMENT FOR THE BONDS — Reserve Account of the Special Tax Fund."

Foreclosure Proceeds. The District will covenant in the Indenture for the benefit of the owners of the Bonds and Parity Bonds that it will: (i) commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of $7,500 by the October 1 following the close of each Fiscal Year in which such Special Taxes were due; and (ii) commence judicial foreclosure proceedings against all parcels with

delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied; and (iii) diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid; provided that, notwithstanding the foregoing, the District may elect to defer foreclosure proceedings on any parcel so long as the amount in the Reserve Account is at least equal to the Reserve Requirement. See the caption "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*." There is no assurance that the property within the District can be sold for the appraised or assessed values described herein, or for a price sufficient to pay the principal of and interest on the Bonds in the event of a default in payment of Special Taxes by the current or future landowners within the District. See the caption "SPECIAL RISK FACTORS — Property Values."

EXCEPT FOR THE NET TAXES, NO OTHER TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OR SPECIAL OBLIGATIONS OF THE CITY OR GENERAL OBLIGATIONS OF THE DISTRICT, BUT ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM NET TAXES AND AMOUNTS HELD UNDER THE INDENTURE, AS MORE FULLY DESCRIBED HEREIN.

Appraisal Report

An appraisal of the taxable land and existing improvements within the District was prepared by Stephen G. White, MAI, Fullerton, California (the "Appraiser"). The appraisal report is dated January 21, 2025 and entitled "Appraisal Report Covering Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar" (the "Appraisal Report"). The Appraisal Report provides an estimate of the approximate market value of the "as-is" condition of the property in the District subject to the levy of Special Taxes, assuming that development of the property as currently planned will consist of 136 residential units. Based on the extraordinary assumptions, assumptions and limiting conditions in the Appraisal Report, the Appraiser concluded that the market value of all of the taxable parcels within the District subject to the Special Tax was $54,520,000 as of January 6, 2025 (the "Date of Value").

The Appraisal Report is based upon a variety of assumptions and limiting conditions that are described in Appendix D. The District makes no representation as to the accuracy of the Appraisal Report. See "THE DISTRICT — Appraisal Report" and "— Estimated Appraised Value-to-Lien Ratios." There is no assurance that property within the District can be sold for the prices set forth in the Appraisal Report or that any parcel can be sold for a price sufficient to pay the Special Tax for that parcel in the event of a default in payment of Special Taxes by a property owner. See "THE DISTRICT" and "SPECIAL RISK FACTORS — Property Values" herein and Appendix D.

Description of the Bonds

The Bonds will be issued and delivered as fully registered Bonds, registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and will be available to actual purchasers of the Bonds (the "Beneficial Owners") in the denominations of $5,000 or any integral multiple thereof, under the book-entry system maintained by DTC, only through brokers and dealers who are or act through DTC Participants as described herein. Beneficial Owners will not be entitled to receive physical delivery of the Bonds. In the event that the book-entry only system described herein is no longer used with respect to the Bonds, the Bonds will be registered and transferred in accordance with the Indenture. See Appendix G — "BOOK-ENTRY ONLY SYSTEM."

Principal of, premium, if any, and interest on the Bonds is payable by the Trustee to DTC. Disbursement of such payments to DTC Participants is the responsibility of DTC and disbursement of such payments to the Beneficial Owners is the responsibility of DTC Participants. See Appendix G — "BOOK-ENTRY ONLY SYSTEM."

The Bonds are subject to optional redemption, special mandatory redemption and mandatory sinking fund redemption prior to maturity as described herein. See the caption "THE BONDS — Redemption." For a more complete description of the Bonds and the basic documentation pursuant to which they are being sold and delivered, see the caption "THE BONDS" and Appendix E — "SUMMARY OF THE INDENTURE."

Tax Exemption

In the opinion of Stradling Yocca Carlson & Rauth LLP, Bond Counsel, under existing statutes, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and compliance with certain covenants and requirements described herein, interest (and original issue discount) on the Bonds described herein is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals. In the further opinion of Bond Counsel, interest (and original issue discount) on the Bonds is exempt from State of California personal income tax. See the caption "TAX EXEMPTION" with respect to tax consequences relating to the Bonds, including with respect to the alternative minimum tax imposed on certain large corporations.

Set forth in Appendix C is the form of opinion of Bond Counsel expected to be delivered in connection with the issuance of the Bonds. For a more complete discussion of such opinion and certain tax consequences incident to the ownership of the Bonds, see the caption "TAX EXEMPTION."

Professionals Involved in the Offering

Wilmington Trust, National Association, Costa Mesa, California, will act as Trustee under the Indenture. Raymond James & Associates, Inc. (the "Underwriter") is the Underwriter of the Bonds. Certain proceedings in connection with the issuance and delivery of the Bonds are subject to the approval of Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, Bond Counsel and Disclosure Counsel to the District in connection with the issuance of the Bonds. Certain legal matters will be passed on for the City and the District by Burke, Williams & Sorensen, LLP, Riverside, California, City Attorney, for the Underwriter by Kutak Rock LLP, Irvine, California, and for the Trustee by its counsel. Other professional services have been performed by Spicer Consulting Group, LLC, Murrieta, California, as Special Tax Consultant (the "Special Tax Consultant"), CSG Advisors Incorporated, San Francisco, California, as Municipal Advisor, and by Stephen G. White, MAI, Fullerton, California, as Appraiser.

For information concerning circumstances in which certain of the above-mentioned professionals, advisors, counsel and consultants may have a financial or other interest in the offering of the Bonds, see the caption "FINANCIAL INTERESTS."

Continuing Disclosure

Pursuant to a Continuing Disclosure Certificate to be executed by the District (the "District Continuing Disclosure Certificate"), the District will agree to provide, or cause to be provided, to the Municipal Securities Rulemaking Board's Electronic Municipal Market Access system ("EMMA"), maintained on the Internet at http://emma.msrb.org, certain annual financial information and operating data and notices of certain enumerated events. These covenants are being made in order to assist the Underwriter in complying with subsection (b)(5) of Rule 15c2-12 adopted by the Securities and Exchange Commission ("Rule 15c2-12"). See "CONTINUING DISCLOSURE," Appendix F — "FORM OF DISTRICT CONTINUING DISCLOSURE CERTIFICATE."

Parity Bonds for Refunding Purposes Only

The District will covenant in the Indenture not to issue additional indebtedness secured by the Net Taxes on a parity with the Bonds ("Parity Bonds") other than for refunding all or a portion of the Bonds or Parity Bonds. See the caption "SOURCES OF PAYMENT FOR THE BONDS — Parity Bonds for Refunding Purposes Only." Other taxes and/or special assessments with liens equal in priority to the continuing lien of the

Special Taxes may also be levied in the future on the property within the District, which could adversely affect the willingness of the landowners to pay the Special Taxes when due. See the captions "THE DISTRICT — Direct and Overlapping Debt" and "SPECIAL RISK FACTORS — Direct and Overlapping Indebtedness."

Bond Owners' Risks

Certain events could affect the ability of the District to pay the principal of and interest on the Bonds when due. See the caption "SPECIAL RISK FACTORS" for a discussion of certain factors which should be considered, in addition to other matters set forth herein, in evaluating an investment in the Bonds. The purchase of the Bonds involves risks, and the Bonds may not be appropriate investments for some types of investors.

Other Information

This Official Statement speaks only as of its date, and the information contained herein is subject to change.

Brief descriptions of the Bonds and the Indenture are included in this Official Statement. Such descriptions and information do not purport to be comprehensive or definitive. All references herein to the Indenture, the Bonds and the Constitution and laws of the State, as well as the proceedings of the City Council, acting as the legislative body of the District, are qualified in their entirety by references to such documents, laws and proceedings, and with respect to the Bonds, by reference to the Indenture. Capitalized terms not otherwise defined in this Official Statement have the meanings set forth in Appendix E.

Copies of the Indenture and other documents and information are available for inspection and copies may be obtained from the City, 23873 Clinton Keith Road, Suite 110, Wildomar California 92595, Attention: City Clerk.

FINANCING PLAN

Estimated Sources and Uses of Funds

The following table sets forth the expected sources and uses of Bond proceeds and certain Special Taxes collected in Fiscal Year 2024-25.

Sources of Funds	
Principal Amount of Bonds	$
Plus Original Issue Premium	
Special Taxes	
Total Sources	$
Uses of Funds:	
Acquisition and Construction Fund	$
Reserve Account	
Cost of Issuance[(1)]	
Total Uses	$

(1) To pay costs of issuance of the Bonds, including legal fees, underwriter's discount, printing costs, Appraiser, Special Tax Consultant and Trustee fees.

THE BONDS

General Provisions

The Bonds will be dated their date of delivery and will bear interest at the rates per annum set forth on the inside cover page hereof, payable semiannually on each March 1 and September 1, commencing September 1, 2025 (each, an "Interest Payment Date"), and will mature in the amounts and on the dates set forth on the inside cover page of this Official Statement. Interest will be calculated on the basis of a 360-day year comprised of twelve 30-day months. The Bonds will be issued in fully registered form in denominations of $5,000 or any integral multiple thereof.

Interest on any Bond will be payable from the Interest Payment Date next preceding the date of authentication of such Bond, unless: (i) such date of authentication is an Interest Payment Date, in which event interest will be payable from such date of authentication; (ii) the date of authentication is after the fifteenth day of the month preceding an Interest Payment Date, regardless of whether such day is a Business Day (each, a "Record Date") but prior to the immediately succeeding Interest Payment Date, in which event interest will be payable from the Interest Payment Date immediately succeeding the date of authentication; or (iii) the date of authentication is prior to the close of business on the first Record Date occurring after the issuance of such Bond, in which event interest will be payable from the dated date of such Bond, as applicable; provided, however, that if at the time of authentication of such Bond, interest is in default, interest on such Bond will be payable from the last Interest Payment Date to which the interest has been paid or made available for payment or, if no interest has been paid or made available for payment on such Bond, interest on such Bond will be payable from its dated date.

Interest on any Bond will be paid to the person whose name appears as its owner in the registration books held by the Trustee on the close of business on the Record Date. Principal of, premium, if any, due upon redemption is payable upon presentation and surrender of the Bonds at the principal corporate trust office of the Trustee in Costa Mesa, California.

The Bonds will be issued as fully registered bonds and will be registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Bonds. Ownership interests in the Bonds may be purchased in book-entry form only in denominations of $5,000 and any integral multiple thereof. So long as DTC is the securities depository all payments of principal and interest on the Bonds will be made to DTC and will be paid to the Beneficial Owners in accordance with DTC's procedures and the procedures of DTC's Participants. See APPENDIX G — "BOOK-ENTRY-ONLY SYSTEM."

In the event the Bonds are not held in book-entry form, interest will be paid by check of the Trustee mailed by first class mail, postage prepaid, to the Bondowner at its address on the registration books kept by the Trustee. Pursuant to a written request prior to the Record Date of a Bondowner of at least $1,000,000 in aggregate principal amount of Bonds or of any issue of Parity Bonds, payment will be made by wire transfer in immediately available funds to a designated account in the United States.

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Debt Service Schedule

The following table presents the annual debt service on the Bonds (including sinking fund redemptions), assuming that there are no optional or special mandatory redemptions. See the caption "—Redemption" below.

Year Ending September 1	*Principal*	*Interest*	*Total Debt Service*

Total

Redemption

Optional Redemption. The Bonds may be redeemed at the option of the District from any source of funds on any Interest Payment Date on or after September 1, 20__, in whole or in part, from such maturities as are selected by the District and by lot within a maturity, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the date of redemption:

Redemption Date	*Redemption Price*

In the event that the District elects to redeem Bonds as provided above, the District will give written notice to the Trustee of its election to so redeem, the redemption date and the principal amount of the Bonds of each maturity to be redeemed. The notice to the Trustee will be given at least 45 but no more than 60 calendar days prior to the redemption date, or by such later date as is acceptable to the Trustee.

Mandatory Sinking Fund Redemption. The Bonds maturing on September 1, 20__ (the "20__ Term Bonds") will be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption will be selected by the Trustee by lot and will be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date (September 1)	***Sinking Fund Payments***
	$

*

* Maturity.

The Bonds maturing on September 1, 20__ (the "20__ Term Bonds") will be called before maturity and redeemed, from the Sinking Fund Payments that have been deposited into the Redemption Account established under the Indenture, on September 1, 20__, and on each September 1 thereafter prior to maturity, in accordance with the schedule of Sinking Fund Payments set forth below. The 20__ Term Bonds so called for redemption will be selected by the Trustee by lot and will be redeemed at a redemption price for each redeemed 20__ Term Bond equal to the principal amount thereof, plus accrued interest to the redemption date, without premium, as follows:

Term Bonds Maturing September 1, 20__

Sinking Fund Redemption Date (September 1)	***Sinking Fund Payments***
	$

*

If the District purchases Term Bonds during the Fiscal Year immediately preceding one of the sinking fund redemption dates specified above, the District will notify the Trustee at least 45 days prior to the redemption

date as to the principal amount purchased, and the amount purchased will be credited at the time of purchase to the next Sinking Fund Payment for the Term Bond so purchased, to the extent of the full principal amount of the purchase. All Term Bonds purchased will be cancelled pursuant to the Indenture.

In the event of a partial optional redemption or special mandatory redemption of the Term Bonds, each of the remaining Sinking Fund Payments for such Term Bonds will be reduced, as nearly as practicable, on a pro rata basis.

Special Mandatory Redemption from Special Tax Prepayments. The Bonds are subject to special mandatory redemption as a whole or in part on a pro rata basis among maturities and by lot within a maturity, on any Interest Payment Date on or after September 1, 2025, and will be redeemed by the Trustee, from any amounts paid by the District to the Trustee and designated by the District as a prepayment of Special Taxes for one or more parcels in the District made in accordance with the Rate and Method (the "Prepayments") deposited to the Redemption Account pursuant to the Indenture, plus amounts transferred from the Reserve Account pursuant to the Indenture, at the following redemption prices, expressed as a percentage of the principal amount to be redeemed, together with accrued interest to the redemption date:

Redemption Date	***Redemption Price***

Prepayments and amounts released from the Reserve Account in connection with Prepayments will be allocated to the payment at maturity and redemption of Bonds and any Parity Bonds as nearly as practicable on a proportionate basis based on the outstanding principal amount of the Bonds and any Parity Bonds and such amounts shall be applied to redeem Bonds and Parity Bonds as nearly as practicable on a pro rata basis among maturities in increments of $5,000; provided, however, that, for Prepayments of less than $50,000, the District may specify in a Certificate of an Authorized Representative that Prepayments be applied to one or more maturities of the Bonds or Parity Bonds so long as there is delivered to the Trustee a Certificate of the Independent Financial Consultant that, following such application of the Prepayments, the maximum Special Taxes that may be levied in each Fiscal Year on Taxable Property is not less than 110% of Annual Debt Service in the Bond Year that begins in such Fiscal Year.

See the caption "SPECIAL RISK FACTORS — Potential Early Redemption of Bonds from Prepayments or Community Facilities District Bond Proceeds" for a discussion of the potential for a lower than expected yield on the Bonds as a result of a special mandatory redemption from prepayment of Special Taxes or proceeds of bonds of other community facilities districts.

Notice of Redemption. So long as the Bonds are held in book-entry form, notice of redemption will be sent by the Trustee to DTC and not to the Beneficial Owners of the Bonds under the DTC book-entry only system. Neither the District nor the Trustee is responsible for notifying the Beneficial Owners, who are to be notified in accordance with the procedures in effect for the DTC book-entry system. See Appendix G — "BOOK-ENTRY ONLY SYSTEM."

The Trustee will give notice, in the name of the District, of the redemption of Bonds. Such notice of redemption will: (i) specify the CUSIP numbers (if any), the bond numbers and the maturity date or dates of the Bonds selected for redemption, except that where all of the Bonds are subject to redemption, or all of the Bonds of one maturity are to be redeemed, the bond numbers of such issue need not be specified; (ii) state the date fixed for redemption and surrender of the Bonds to be redeemed; (iii) state the redemption price; (iv) state the place or places where the Bonds are to be redeemed; (v) in the case of Bonds to be redeemed only in part, state the portion of such Bond which is to be redeemed; (vi) state the date of issue of the Bonds as originally issued; (vii) state the rate of interest borne by each Bond being redeemed; and (viii) state any other descriptive

information needed to identify accurately the Bonds being redeemed as specified by the Trustee. Such notice will further state that on the date fixed for redemption, there will become due and payable on each Bond, or portion thereof called for redemption, the principal thereof, together with any premium, and interest accrued to the redemption date, and that from and after such date, interest thereon will cease to accrue and be payable. At least 30 days but no more than 45 days prior to the redemption date, the Trustee will mail a copy of such notice of redemption, by first class mail, postage prepaid, to the respective Owners thereof at their addresses appearing on the Bond Register, and to the original purchaser of any Bonds; provided, however, so long as the Bonds are registered in the name of the Nominee, such notice shall be given in such manner as complies with the requirements of the Depository. The actual receipt by the Owner of any Bond of notice of such redemption is not a condition precedent to redemption, and neither the failure to receive nor any defect in such notice will affect the validity of the proceedings for the redemption of such Bonds, or the cessation of interest on the redemption date. A certificate by the Trustee that notice of such redemption has been given as provided in the Indenture will be conclusive as against all parties and the Owner is not entitled to show that he or she failed to receive notice of such redemption.

In addition to the foregoing notice, further notice will be given by the Trustee as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice will in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Each further notice of redemption will be sent not later than the date that notice of redemption is given to the Owners pursuant to the Indenture by first class mail or facsimile to the Depository and to any other registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds as determined by the Trustee and to one or more of the national information services that the Trustee determines are in the business of disseminating notice of redemption of obligations such as the Bonds.

Upon the payment of the redemption price of any Bonds being redeemed, each check or other transfer of funds issued for such purpose will to the extent practicable bear the CUSIP number identifying, by issue and maturity, the Bonds being redeemed with the proceeds of such check or other transfer.

With respect to any notice of optional redemption of Bonds, such notice may state that such redemption is conditional upon the receipt by the Trustee on or prior to the date fixed for such redemption of moneys sufficient to pay the principal of, premium, if any, and interest on such Bonds to be redeemed and that, if the District determines that such moneys will not be received on or prior to the redemption date, said notice will be of no force and effect and the Trustee will not be required to redeem such Bonds. In the event that such notice of redemption contains such a condition and the District determines that such moneys are not so received, the redemption will not be made, and the Trustee will within a reasonable time thereafter give notice, in the manner in which the notice of redemption was given, that such moneys were not so received.

Selection of Bonds for Redemption. If less than all of the Bonds Outstanding are to be redeemed, the portion of any Bond of a denomination of more than $5,000 to be redeemed will be in the principal amount of $5,000 or an integral multiple thereof. In selecting portions of such Bonds for redemption, the Trustee will treat such Bonds, as applicable, as representing that number of Bonds of $5,000 denominations which is obtained by dividing the principal amount of such Bonds to be redeemed in part by $5,000. The procedure for the selection of Parity Bonds for redemption may be modified as set forth in the Supplemental Indenture for such Parity Bonds. The Trustee will promptly notify the District in writing of the Bonds, or portions thereof, selected for redemption.

Partial Redemption of Bonds. Upon surrender of any Bond to be redeemed in part only, the District will execute and the Trustee will authenticate and deliver to the Owner, at the expense of the District, a new Bond or Bonds of authorized denominations equal in aggregate principal amount to the unredeemed portion of the Bonds surrendered, with the same interest rate and the same maturity.

Effect of Notice and Availability of Redemption Money. Notice of redemption having been duly given, as provided in the Indenture, and the amount necessary for the redemption having been made available for that purpose and being available therefor on the date fixed for such redemption: (i) the Bonds, or portions thereof, designated for redemption will, on the date fixed for redemption, become due and payable at the redemption price thereof as provided in the Indenture, anything in the Indenture or in the Bonds to the contrary notwithstanding; (ii) upon presentation and surrender thereof at the office of the Trustee, the redemption price of such Bonds will be paid to the Owners thereof; (iii) as of the redemption date the Bonds, or portions thereof so designated for redemption will be deemed to be no longer Outstanding and such Bonds, or portions thereof, will cease to bear further interest; and (iv) as of the date fixed for redemption no Owner of any of the Bonds, or portions thereof so designated for redemption will be entitled to any of the benefits of the Indenture, or to any other rights, except with respect to payment of the redemption price and interest accrued to the redemption date from the amounts so made available.

Registration, Transfer and Exchange

Registration. The Trustee will keep sufficient books for the registration and transfer of the Bonds. The ownership of the Bonds will be established by the Bond registration books held by the Trustee.

Transfer or Exchange. Subject to the limitations set forth in the following paragraph, the registration of any Bond may, in accordance with its terms, be transferred upon the Bond Register by the person in whose name it is registered, in person or by his or her duly authorized attorney, upon surrender of such Bond for cancellation at the office of the Trustee, accompanied by delivery of written instrument of transfer in a form acceptable to the Trustee and duly executed by the Owner or his or her duly authorized attorney.

Bonds may be exchanged at the office of the Trustee for a like aggregate principal amount of Bonds for other authorized denominations of the same maturity and issue. The Trustee may not collect from the Owner any charge for any new Bond issued upon any exchange or transfer, but will require the Owner requesting such exchange or transfer to pay any tax or other governmental charge required to be paid with respect to such exchange or transfer. Whenever any Bonds are surrendered for registration of transfer or exchange, the District will execute and the Trustee will authenticate and deliver a new Bond or Bonds, as applicable, of the same issue and maturity, for a like aggregate principal amount; provided that the Trustee is not required to register transfers or make exchanges of: (i) Bonds for a period of 15 days next preceding any selection of the Bonds to be redeemed; or (ii) any Bonds chosen for redemption.

SOURCES OF PAYMENT FOR THE BONDS

Limited Obligations

The Bonds are special, limited obligations of the District payable only from amounts pledged under the Indenture and from no other sources.

The Special Taxes are the primary source of repayment of the Bonds. Under the Indenture, the District has pledged to repay the Bonds from the Net Taxes (which are Special Tax revenues remaining after the payment of the annual Administrative Expenses in an amount not to exceed the Administrative Expenses Cap (as defined in the Indenture)) and from amounts held in the Special Tax Fund. Special Tax revenues include the proceeds of the annual Special Tax levy received by the District, including any scheduled payments and Prepayments thereof, and the net proceeds of the redemption of delinquent Special Taxes or sale of property sold as a result of foreclosure of the lien of delinquent Special Taxes to the amount of said lien, and penalties and interest thereon; provided that any delinquent Special Tax sold to an independent third-party or to the City for 100% of the delinquent amount will no longer be pledged under the Indenture to the payment of the Bonds or Parity Bonds.

In the event that the Special Tax revenues are not received when due, the only sources of funds available to pay the debt service on the Bonds are amounts held by the Trustee in the Special Tax Fund, including amounts held in the Reserve Account therein, for the exclusive benefit of the Owners of the Bonds.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE COUNTY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. EXCEPT FOR THE NET TAXES, NO OTHER TAXES ARE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE NOT GENERAL OR SPECIAL OBLIGATIONS OF THE CITY BUT ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY FROM THE NET TAXES AND OTHER AMOUNTS PLEDGED UNDER THE INDENTURE AS MORE FULLY DESCRIBED HEREIN.

Special Taxes

Authorization and Pledge. In accordance with the provisions of the Act, the City established the District on June 8, 2022 for the purpose of financing of various public improvements required in connection with the proposed development within the District. At a special election held on June 8, 2022, the qualified elector within the District authorized the District to incur indebtedness in an amount not to exceed $10,000,000 for the District and the levy of the Special Taxes on property within the District to repay such bonds and to finance the Facilities (as defined below). The qualified elector within the District also voted to approve the Rate and Method which authorized the Special Tax to be levied to repay indebtedness of the District, including the Bonds.

The Bonds will be repaid only from annual Net Taxes derived from the levy and collection of Special Taxes pursuant to the Rate and Method. The Rate and Method permits the prepayment of Special Taxes for an Assessor's Parcel (as defined in the Rate and Method), and any such Prepayments will be applied to redeem Bonds and Parity Bonds, if any. The Net Taxes collected from the annual Special Tax levy and the proceeds of any Prepayment have been pledged under the Indenture to the repayment of the Bonds and Parity Bonds.

The Special Taxes levied in any Fiscal Year may not exceed the maximum rates authorized pursuant to the Rate and Method. See "— *Rate and Method of Apportionment of Special Tax*" and Appendix A — "RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX." There is no assurance that the Net Taxes will, in all circumstances, be adequate to pay the principal of and interest on the Bonds and Parity Bonds when due. See the caption "SPECIAL RISK FACTORS — Insufficiency of Special Tax Revenues."

Rate and Method of Apportionment of Special Tax. The Rate and Method applicable to the District is contained in Appendix A — "RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX." The meaning of the defined terms used in this section are as set forth in Appendix A.

In general, the Rate and Method imposes a different Maximum Special Tax on Taxable Property within the District depending upon whether such Taxable Property is classified as: (i) "Developed Property" (in general, all Assessor's Parcels which are included in a Final Map recorded prior to the January 1 preceding the Fiscal Year in which the Special Tax is being levied and for which a building permit for new construction has been issued before May 1 preceding such Fiscal Year), (ii) "Approved Property" (in general, parcels of Taxable Property included in a Final Map recorded prior to the January 1 preceding the Fiscal Year in which the Special Tax is being levied but for which no building permit was issued before May 1 preceding such Fiscal Year), (iii) "Undeveloped Property" (in general, Taxable Property that is not "Developed Property," "Approved Property" or "Provisional Undeveloped Property") or (iv) "Provisional Undeveloped Property" (in general, Taxable Property that would otherwise be classified as Exempt Property but cannot be classified as Exempt Property because to do so would reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in the Rate and Method). Different Maximum Special Tax rates are also applicable to Developed Property depending upon: (a) its status as either "Residential Property" or "Non-Residential Property," (b) in the case of Residential Property, its status as "Single Family Residential Property" or "Multifamily Property" or (c) in the case of Single Family Residential Property, the Building Square Footage of the structure.

Pursuant to the Rate and Method, the District is required to determine the "Special Tax Requirement" for each Fiscal Year. The Special Tax Requirement for the District is the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds and Parity Bonds due in the calendar year that commences in such Fiscal Year, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to replenish any reserve funds established in association with the Bonds and Parity Bonds, (v) an amount up to any anticipated shortfall (based on the prior year's delinquency rate) due to Special Tax delinquencies, and (vi) for the collection or accumulation of funds for the acquisition or construction of facilities authorized by the District or the payment of debt service on Bonds and Parity Bonds anticipated to be issued, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Approved Property or Undeveloped Property, and less (vii) any amounts available to pay debt service or other periodic costs on the Bonds and Parity Bonds pursuant to the Indenture.

The Special Tax Requirement for the District is to be satisfied first by levying the Special Tax Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax. If additional moneys are needed to satisfy the Special Tax Requirement, the Special Tax will be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel. If additional moneys are still needed to satisfy the Special Tax Requirement, the Special Tax will be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel. If additional moneys are needed to satisfy the Special Tax Requirement, the Special Tax on each Assessor's Parcel of Developed Property for which the Maximum Special Tax is the Backup Special Tax will be increased Proportionately from the Assigned Special Tax up to 100% of the Backup Special Tax. Finally, if additional moneys are needed to satisfy the Special Tax Requirement, the Special Tax will be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property at up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel. Notwithstanding the above, under no circumstances will the Special Tax levied against any Assessor's Parcel of Residential Property as a result of a delinquency in the payment of the Special Tax applicable to any other Assessor's Parcel be increased by more than 10% above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

Within the District, all 136 parcels will be classified as Developed Property for the Fiscal Year 2025-26 Special Tax levy. There is no Approved Property or Undeveloped Property within the District.

For Fiscal Year 2025-26, the Assigned Special Tax rates for Developed Property that is classified as Single Family Residential Property range from $3,144.36 per taxable unit with a Building Square Footage of less than 1,400 square feet to $3,501.99 per taxable unit with a Building Square Footage of greater than 1,600 square feet. For Fiscal Year 2025-26, the Assigned Special Tax rate for Approved Property, Non-Residential Property which is Developed Property and Provisional Undeveloped Property is $47,376.57 per acre.

On each July 1 the Assigned Special Tax rates for Developed Property and for Approved Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

Annual Debt Service for the Bonds has been structured so that Developed Property at buildout levied at the Assigned Special Tax rates, assuming no delinquencies, will generate in each Fiscal Year not less than the Administrative Expenses Cap plus 110% of debt service payable with respect to the Bonds in the calendar year that begins in that Fiscal Year, assuming that Special Taxes are levied and collected on such Developed Property pursuant to the Rate and Method.

Table 1 below sets forth the Assigned Special Tax rates for Developed Property, the estimated Fiscal Year 2025-26 Special Tax levy and the percent of such levy based on land use category. In Fiscal Year 2024-25, the District levied Special Taxes on 113 parcels of Developed Property in the amount of $366,113.56.

TABLE 1
CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
ASSIGNED SPECIAL TAX RATES FOR FISCAL YEAR 2025-26

Land Use Type	*Residential Floor Area (sq. ft.)*	*Assigned Special Tax Rates Fiscal Year 2025-26*[(1)]	*Special Tax Levy Rates Fiscal Year 2025-26*	*Percent of Maximum/ Assigned Rate*	*No. of Units*	*Aggregate Estimated Special Taxes Fiscal Year 2025-26* [(2)]	*Percent of Total*
Residential Property	< 1,400	$ 3,144.36	$ 0.00	0.0%	0	$ 0.00	0.0%
Residential Property	1,400-1,600	3,175.13	2,879.50	90.7	80	230,360.30	56.4
Residential Property	> 1,600	3,501.99	3,175.92	90.7	56	177,851.70	43.6
Multifamily Property	N/A	47,376.57	0.00	0.0	0	0.00	0.0
Non-Residential Property	N/A	47,376.57	0.00	0.0	0	0.00	0.0
Total					**136**	**$ 408,212.00**	**100.0%**

(1) With respect to Residential Property, reflects the Assigned Special Tax rates for Developed Property.
(2) Includes the Fiscal Year 2025-26 Administrative Expenses Cap of $31,212. The Administrative Expenses Cap escalates at 2% per Fiscal Year.
Source: Spicer Consulting Group, LLC.

Backup Special Tax Rates. The Backup Special Tax for an Assessor's Parcel within a Final Map classified as Single Family Residential Property for Fiscal Year 2025-26 shall be $3,664.35 per Residential Unit. Notwithstanding the foregoing, if all or any portion of the applicable Final Maps and/or condominium plan contained within the boundaries of the District is subsequently changed or modified, then the Backup Special Tax for Single Family Residential Property or Approved Property in such Final Map or condominium plan area that is changed or modified shall be recalculated as follows: (1) determine the total Backup Special Taxes anticipated to apply to the changed or modified Final Map or condominium plan area prior to the change or modification; (2) the result of step 1 shall be divided by the total number of Residential Units constructed and/or anticipated to be constructed within such changed or modified Final Map or condominium plan area, as reasonably determined by the CFD Administrator. The result of step (2) is the Backup Special Tax per Residential Unit which shall be applicable to Assessor's Parcels of Single Family Residential Property or Approved Property in such changed or modified Final Map or condominium plan area. Notwithstanding the foregoing, the Backup Special Tax for an Assessor's Parcel of Developed Property for which a certificate of occupancy has been granted may not be revised.

On each July 1, the Backup Special Tax rate shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

Prepayment of Special Taxes. The Special Tax obligation may be fully prepaid and permanently satisfied for (i) Assessor's Parcels of Developed Property, (ii) Assessor's Parcels of Approved Property or Undeveloped Property for which a Building Permit has been issued, (iii) Approved Property or Undeveloped Property for which a Building Permit has not been issued and (iv) Assessor's Parcels of Provisional Undeveloped Property that are not Exempt Property. The Special Tax obligation may be partially prepaid for Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property.

The Prepayment amount is calculated based on the sum of the Bond Redemption Amount, the Redemption Premium, the Future Facilities Amount, the Defeasance Amount, the Administrative Fees and Expenses and less a credit for the resulting reduction in the Reserve Requirement for the Bonds (if any), all as specified in Section F of the Rate and Method attached as Appendix A. Prepayments of Special Taxes will be applied to effect an extraordinary redemption of Bonds and Parity Bonds. See "THE BONDS — Redemption — *Special Mandatory Redemption from Special Tax Prepayments*."

Estimated Debt Service Coverage. All 136 taxable parcels within the District will be classified as Developed Property for the Fiscal Year 2025-26 Special Tax levy. Annual Debt Service for the Bonds in each Fiscal Year has been structured so that Special Taxes levied on 136 parcels of Developed Property at the Assigned Special Tax rates, assuming no delinquencies, will generate in each Fiscal Year not less than 110% of debt service payable with respect to the Bonds in the calendar year that begins in that Fiscal Year, plus the Administrative Expenses Cap. Actual collections of the Special Tax will depend on the amount of Special Tax delinquencies. The Assigned Special Tax rates for Developed Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

In connection with the issuance of the Bonds, the Special Tax Consultant will certify that the Maximum Special Tax that may be levied in each Fiscal Year on Assessor's Parcels within the District classified as Taxable Property will be at least equal to the sum of: (i) 110% of Maximum Annual Debt Service on the Bonds; plus (ii) the Administrative Expenses Cap.

Limitation on Special Tax Levy and Potential Impact on Coverage. Pursuant to Section 53321(d) of the Government Code, the special tax levied against any Assessor's Parcel for which an occupancy permit for private residential use has been issued will not be increased as a consequence of delinquency or default by the owner of any other Assessor's parcel within the District by more than 10% above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. As a result, in the event the Special Tax is levied at less than the Assigned Special Tax rate, it is possible that the District may not be able to increase the tax levy to the Assigned Special Tax in all years.

Levy, Collection and Application of Special Taxes. The Special Taxes are levied and collected by the Treasurer-Tax Collector of the County in the same manner and at the same time as *ad valorem* property taxes, although it is possible that the District could elect to provide handbills to property owners within the District.

The District will covenant in the Indenture that each year it will levy Special Taxes up to the maximum rates permitted under the Rate and Method in an amount sufficient, together with other amounts on deposit in the Special Tax Fund, to pay the principal of and interest on any Outstanding Bonds and Parity Bonds, to replenish the Reserve Account to the Reserve Requirement and to pay Administrative Expenses.

The District will make certain covenants in the Indenture which are intended to ensure that the current maximum Special Tax rates and method of collection of the Special Taxes are not altered in a manner that would impair the District's ability to collect sufficient Special Taxes to pay debt service on the Bonds, Parity Bonds and Administrative Expenses when due.

First, the District will covenant in the Indenture that it will take no actions that would discontinue or cause the discontinuance of the Special Tax levy or the District's authority to levy the Special Tax for so long as the Bonds and any Parity Bonds are Outstanding.

Second, the District will covenant in the Indenture, to the maximum extent that the law permits it to do so, not to initiate proceedings to reduce the maximum Special Tax rates for the District, unless, in connection therewith, the District receives a certificate from one or more Independent Financial Consultants which, when taken together, certify that: (i) such changes do not reduce the maximum Special Taxes that may be levied in each year on property within the District to an amount which is less than the Administrative Expenses Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and Parity Bonds Outstanding as of the date of such proposed reduction; and (ii) the District is not delinquent in the payment of the principal of or interest on the Bonds or any Parity Bonds.

Third, the District will covenant in the Indenture that, in the event that any initiative is adopted by the qualified electors within the District which purports to reduce the maximum Special Tax below the levels specified in the preceding paragraph or to limit the power of the District to levy the Special Taxes for the purposes set forth in the Indenture, it will commence and pursue legal action in order to preserve its ability to comply with

such covenants. The District can provide no assurance that any such legal action will be successful. See the caption "SPECIAL RISK FACTORS — Proposition 218."

Fourth, the District will covenant in the Indenture that it will not adopt any policy pursuant to the Act permitting the tender of Bonds or Parity Bonds in full payment or partial payment of any Special Taxes unless the District has first received a certificate from an Independent Financial Consultant that the acceptance of such a tender will not result in the District having insufficient Net Taxes to pay the principal of and interest on the Bonds and Parity Bonds when due.

See Appendix E under the caption "COVENANTS AND WARRANTY."

Although the Special Taxes constitute liens on taxed parcels within the District, they do not constitute a personal indebtedness of the owners of property within the District. Moreover, other liens for taxes and assessments already exist on the property located within the District and others could come into existence in the future in certain situations without the consent or knowledge of the City or the landowners in the District. See the captions "THE DISTRICT — Direct and Overlapping Debt" and "SPECIAL RISK FACTORS — Direct and Overlapping Indebtedness." There is no assurance that property owners will be financially able to pay the annual Special Taxes or that they will pay such taxes even if financially able to do so, all as more fully described under the caption "SPECIAL RISK FACTORS."

Proceeds of Foreclosure Sales. The net proceeds received following a judicial foreclosure sale of property within the District resulting from a property owner's failure to pay the Special Taxes when due are included within the Net Taxes pledged to the payment of principal of and interest on the Bonds and any Parity Bonds under the Indenture.

Pursuant to Section 53356.1 of the Act, in the event of any delinquency in the payment of any Special Tax or receipt by the District of Special Taxes in an amount which is less than the Special Taxes levied, the City Council, as the legislative body of the District, may order that Special Taxes be collected by a Superior Court action to foreclose the lien within specified time limits. In such an action, the real property subject to the unpaid amount may be sold at a judicial foreclosure sale. Under the Act, the commencement of judicial foreclosure following the nonpayment of a Special Tax is not mandatory. However, the District will covenant in the Indenture for the benefit of the owners of the Bonds and any Parity Bonds that it will: (i) commence judicial foreclosure proceedings against parcels with delinquent Special Taxes in excess of $7,500 by the October 1 following the close of each Fiscal Year in which such Special Taxes were due; and (ii) commence judicial foreclosure proceedings against all parcels with delinquent Special Taxes by the October 1 following the close of each Fiscal Year in which it receives Special Taxes in an amount which is less than 95% of the total Special Tax levied; and (iii) diligently pursue such foreclosure proceedings until the delinquent Special Taxes are paid; provided that, notwithstanding the foregoing, the District may elect to defer foreclosure proceedings on any parcel so long as the amount in the Reserve Account is at least equal to the Reserve Requirement.

The District will covenant in the Indenture that it will deposit the net proceeds of any foreclosure in the Special Tax Fund and will apply such proceeds remaining after the payment of Administrative Expenses to make current payments of principal and interest on the Bonds and any Parity Bonds, to bring the amount on deposit in the Reserve Account up to the Reserve Requirement and to pay any delinquent installments of principal or interest due on the Bonds and any Parity Bonds. See APPENDIX E — "SUMMARY OF THE INDENTURE — COVENANTS AND WARRANTY — Covenants" herein.

If foreclosure is necessary and other funds (including amounts in the Reserve Account) have been exhausted, debt service payments on the Bonds could be delayed unless the foreclosure proceedings produce sufficient net foreclosure sale proceeds. Judicial foreclosure actions are subject to the normal delays associated with court cases and may be further slowed by bankruptcy actions, involvement by agencies of the federal government and other factors beyond the control of the City and the District. See the caption "SPECIAL RISK FACTORS — Enforcement Delays – Bankruptcy." Moreover, no assurances can be given that the real property

subject to foreclosure and sale at a judicial foreclosure sale will be sold or, if sold, that the net proceeds of such sale will be sufficient to pay any delinquent Special Tax installment. See the caption "SPECIAL RISK FACTORS — Property Values." Although the Act authorizes the District to cause such an action to be commenced and diligently pursued to completion, the Act does not impose on the District or the City any obligation to purchase or acquire any lot or parcel of property sold at a foreclosure sale if there is no other purchaser at such sale. The Act provides that, in the case of a delinquency, the Special Tax will have the same lien priority as is provided for *ad valorem* taxes.

Collection of Special Taxes and Flow of Funds. The Special Taxes will be levied and collected by the Treasurer-Tax Collector of the County in the same manner and at the same time as *ad valorem* property taxes, although it is possible that the District could elect to provide handbills to property owners within the District. When the County apportions Special Taxes to the District each Fiscal Year, the District will deposit an amount not to exceed the Administrative Expenses Cap into the Administrative Expense Fund (however, amounts in excess of the Administrative Expenses Cap may be transferred to the Administrative Expense Fund to the extent necessary to collect delinquent Special Taxes) and the District will transmit the balance of the Special Taxes to the Trustee for deposit in the Special Tax Fund established by the Indenture.

Except for Prepayments, which will be deposited to the Redemption Account of the Special Tax Fund, and the amount deposited into the Administrative Expense Fund as described above, the Trustee will, on each date on which the Special Taxes are received from the District, deposit the Special Taxes in the Special Tax Fund to be held in trust for the Owners. The Trustee will transfer the Special Taxes on deposit in the Special Tax Fund on the dates, in the amounts and in the following order of priority, to:

First: To the Interest Account, an amount such that the balance in the Interest Account one Business Day prior to each Interest Payment Date is equal to the installment of interest due on the Bonds and any Parity Bonds on said Interest Payment Date and any installment of interest due on a previous Interest Payment Date which remains unpaid. Moneys in the Interest Account will be used for the payment of interest on the Bonds and any Parity Bonds as the same become due.

Second: To the Principal Account, an amount such that the balance in the Principal Account one Business Day prior to September 1 of each year, commencing September 1, 2025, is equal the principal payment due on the Bonds and any Parity Bonds maturing on such September 1 and any principal payment due on a previous September 1 which remains unpaid. Moneys in the Principal Account shall be used for the payment of the principal of such Bonds and any Parity Bonds as the same become due at maturity.

Third: To the Redemption Account, the amount needed to make the balance in the Redemption Account one Business Day prior to each September 1 on which a Sinking Fund Payment is due equal to the Sinking Fund Payment due on any Outstanding Bonds and Parity Bonds on such September 1; provided, however, that, if amounts in the Special Tax Fund are inadequate to make the foregoing transfers, then any deficiency will be made up by an immediate transfer, from the Reserve Account, if funded, pursuant to the Indenture; and thereafter, to pay the principal and premium, if any, due in connection with an optional redemption of Bonds or Parity Bonds.

Fourth: To the Reserve Account of the Special Tax Fund to the extent necessary to replenish the Reserve Account to the Reserve Requirement.

Fifth: To the District, upon the request of the District, for deposit in the Administrative Expense Fund the amount of any Administrative Expenses for the current Bond Year in excess of the Administrative Expenses Cap as directed by the City.

Sixth: To the Rebate Fund established by the Indenture to the extent directed by the City pursuant to the Indenture.

Seventh: To the Surplus Fund established by the Indenture such remaining amounts in the Special Tax Fund after making the foregoing transfers on September 1.

Reserve Account of the Special Tax Fund

In order to secure further the payment of principal of and interest on the Bonds, the District is required, upon delivery of the Bonds, to deposit in the Reserve Account and thereafter to maintain in the Reserve Account an amount equal to the Reserve Requirement. The term "Reserve Requirement" is defined in the Indenture to mean, that amount as of any date of calculation, equal to the lesser of: (i) 10% of the initial principal amount of the Bonds and Parity Bonds, if any; (ii) Maximum Annual Debt Service on the then Outstanding Bonds and Parity Bonds, if any; and (iii) 125% of average Annual Debt Service on the then Outstanding Bonds and Parity Bonds, if any; provided, however, that the Reserve Requirement shall not exceed $_____ except in connection with the issuance of Parity Bonds. The Reserve Requirement may be satisfied in whole or in part by cash, a Reserve Policy (as defined in the Indenture), or a combination thereof. On the date of issuance of the Bonds, the Reserve Requirement will be satisfied from a deposit of $_____ into the Reserve Account from proceeds of the Bonds.

Subject to the limits on the maximum annual Special Tax levy set forth in the Rate and Method and in the Indenture, the District will covenant in the Indenture to levy Special Taxes in an amount sufficient, in light of the other intended uses of the Special Tax proceeds, to maintain the balance in the Reserve Account at the Reserve Requirement. Amounts in the Reserve Account are to be applied: (i) to pay debt service on the Bonds, or any Parity Bonds, including Sinking Fund Payments, to the extent that other monies are not available therefor; (ii) to redeem Bonds or Parity Bonds in the event of prepayment of Special Taxes, to optionally redeem Bonds or Parity Bonds or in connection with a partial defeasance of Bonds or Parity Bonds, in accordance with the Indenture; and (iii) to pay any rebate requirements. See Appendix E under the caption "CREATION OF FUNDS AND APPLICATION OF PROCEEDS — Reserve Account of the Special Tax Fund."

No Teeter Plan

Although the Riverside County Board of Supervisors has adopted the Alternative Method of Distribution of Tax Levies and Collections and of Tax Sale Proceeds (the "Teeter Plan") which allows each entity levying secured property taxes in the County to draw on the amount of property taxes levied rather than the amount actually collected, as provided for in Section 4701 et seq. of the California Revenue and Taxation Code, the District is not included in the County Teeter Plan. Consequently, the District may not draw on the County Tax Loss Reserve Fund in the event of delinquencies in Special Tax payments within the District.

Parity Bonds for Refunding Purposes Only

The District will covenant in the Indenture not to issue Parity Bonds except as provided in the Indenture and only for the purposes of refunding all or a portion of the Bonds and any Parity Bonds. See Appendix E under the caption "DEFEASANCE AND PARITY BONDS."

THE DISTRICT

General Description of the District

The City is located in the western portion of the County. The District contains approximately 10.75 net taxable acres and is located on the southwest corner of Elizabeth Lane and Bunny Trail in the City.

The property within the District is being developed by Lennar Homes into 136 single-family townhomes (with two to four units per building) in a project being marketed as "Horizon Place." As of January 6, 2025 (the date of value of the Appraisal Report), Lennar Homes had completed and conveyed 110 homes within the District to individual homeowners. As of such date Lennar Homes owned three model homes, 16 homes under construction and near-finished and vacant lots for seven homes. Lennar Homes has obtained building permits for all 136 planned homes in the District and expects to complete and convey all remaining homes to be constructed in the District to individual homeowners by mid-2025.

The backbone infrastructure (sewer, water, storm drains, utilities, and arterial roads) necessary to develop the property within the District has been completed. Remaining improvements include finishing of minor in-tract improvements for the remaining homes to be constructed and final off-site surface paving and striping improvements.

Water and sewer service to the property within the District is currently supplied by the Elsinore Valley Municipal Water District. Electricity is currently supplied by Southern California Edison and gas by Southern California Gas Company. Public education instruction is provided by the Lake Elsinore Unified School District.

The property within the District is not located in an Alquist-Priolo Earthquake Study Zone, however, there are fault zones within the vicinity of the District. The Elsinore/Temecula fault is located approximately one mile to the southwest. Additionally, the District is not located in a flood plain area. Based on maps adopted by the Department of Forestry and Fire Protection of the State of California, the District is located in an area designated as a very high fire hazard severity zone. The property in the District may be subject to unpredictable seismic activity, fires, flood, or other natural disasters. See "SPECIAL RISK FACTORS — Natural Disasters."

A map showing the location of the District and an aerial photograph thereof appear following the Table of Contents.

Authorized Uses of Bond Proceeds

Proceeds of the Bonds are authorized to be used to pay for the costs of construction of City facilities, including, but not limited to, certain storm drain and street improvements and other public facilities as well as the costs of certain water and sewer system improvements to be owned and operated by the Elsinore Valley Municipal Water District and school facilities to be owned and operated by the Lake Elsinore Unified School District. See the caption "FINANCING PLAN."

Appraisal Report

The estimated assessed value of the property within the District, as shown on the County's assessment roll for Fiscal Year 2024-25 is approximately $5,952,311, which as a result of timing of the County's determination of the assessed values for Fiscal Year 2024-25, does not reflect the development activity and home closings that have taken place since such value was determined.

A property's assessed value is not necessarily indicative of its market value. In order to provide information with respect to the value of the taxable property within the District, the City engaged the Appraiser to prepare the Appraisal Report. The Appraiser has an "MAI" designation from the Appraisal Institute and has prepared numerous appraisals for the sale of land-secured municipal bonds. The Appraiser was selected by the City and has no material relationships with the City or the owners of the land within the District other than the relationship represented by the engagement to prepare the Appraisal Report. The City instructed the Appraiser to prepare its analysis and report in conformity with City-approved guidelines and the Appraisal Standards for Land Secured Financings published in 1994 and revised in 2004 by the California Debt and Investment Advisory Commission. A copy of the Appraisal Report is included as Appendix D — "APPRAISAL REPORT" to this Official Statement.

Subject to the assumptions and limiting conditions set forth in the Appraisal Report, the Appraiser concluded that, as of January 6, 2025, the market value of the Taxable Property within the District was $54,520,000. Reference is made to Appendix D for a complete list of the extraordinary assumptions, assumptions and limiting conditions and a full discussion of the appraisal methodology and the basis for the Appraiser's opinions.

The Appraisal Report indicates the Appraiser's opinion as to the market value of the property referred to therein as of the date and under the conditions specified therein. The Appraiser's opinion reflects conditions prevailing in the applicable market as of the Date of Value. The Appraiser's opinion does not predict the future value of the subject property, and there can be no assurance that market conditions will not change in the future. In the event that any of the extraordinary assumptions, assumptions and limiting conditions are not actually realized, the value of the property within the District may be less than the amount reported in the Appraisal Report. The City, the Underwriter and the District make no representation as to the accuracy of the Appraisal Report. There is no assurance that the property within the District can be sold for the prices set forth in the Appraisal Report or that any parcel can be sold for a price sufficient to pay the Special Tax for that parcel in the event of a default in payment of Special Taxes by the landowner. See "SPECIAL RISK FACTORS — Property Values" and Appendix D — "APPRAISAL REPORT."

Estimated Appraised Value-to-Lien Ratios

The aggregate appraised value of property within the District is $54,520,000. Dividing the aggregate estimate of value by the principal amount of the Bonds results in value to lien ratio of 7.28-to-1* for the District. There is currently no other direct or overlapping special tax or assessment debt on the property within the District. Including the overlapping general obligation debt in the District and the Bonds, the estimated appraised value to lien ratio for the District is approximately 7.25-to-1*. See "SPECIAL RISK FACTORS — Direct and Overlapping Indebtedness."

Table 2 below sets forth the appraised value-to-lien ratio of the Taxable Property within the District based on the appraised values set forth in the Appraisal Report, the principal amount of the Bonds and overlapping general obligation debt and is based on ownership status as of the January 6, 2025, Date of Value of the Appraisal Report. Based on ownership status as of the Date of Value (and assuming no additional transfers of property), individual homeowners and Lennar Homes are expected to be responsible for approximately 80.79% and 19.21%, respectively, of the estimated Fiscal Year 2025-26 Special Tax levy.

Table 3 below sets forth the estimated appraised value-to-lien ratios for Taxable Property within the District by various ranges based upon the principal amount of the Bonds and overlapping general obligation debt. Other than the Bonds, there is currently no overlapping land-secured special tax and assessment debt on the property

* *Preliminary, subject to change.*

TABLE 2
CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
ESTIMATED APPRAISED VALUE-TO-LIEN RATIOS

Property Owner[(1)]	*No. of Parcels*	*Appraised Property Value*[(2)]	*% of Appraised Value*	*Maximum Special Tax*[(3)]	*Percentage of Maximum Special Tax*	*Estimated Fiscal Year 2025-26 Special Tax Levy* [(4)]	*% of Estimated Fiscal Year 2025-26 Special Tax Levy*	*CFD 2022-2 Bonds* [(5)*]	*All Other Overlapping Debt Issued* [(6)]	*Appraised Value-to-Lien Ratio*[*]
Developed - Individually Owned	110	$ 48,400,000	88.77%	$403,079	80.88%	$329,788	80.79%	$6,051,050	$25,179	7.97:1
Developed - Lennar Homes Owned	26	6,120,000	11.23	95,273	19.12	78,424	19.21	1,438,950	5,988	4.24:1
Total	136	$ 54,520,000	100.00%	$498,352	100.00%	$408,212	100.00%	$7,490,000	$31,167	7.25:1

[*] *Preliminary, subject to change*.
(1) Property ownership status as of January 6, 2025. See "PROPERTY OWNERSHIP AND THE DEVELOPMENT" below.
(2) Based on the appraised value set forth in the Appraisal Report as of January 6, 2025.
(3) Based on the greater of the Assigned Special Tax rate or the Backup Special Tax rate on Developed Property depending on the Land Use Category (as defined in the Rate and Method). See "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — Rate and Method of Apportionment of Special Tax."
(4) Estimated Fiscal Year 2025-26 Special Tax Levy based on all 136 parcels of Taxable Property taxed as Developed Property and an Administrative Expense Cap for Fiscal Year 2025-26 of $31,212. The estimated levy on Developed Property shown is equal to 90.7% of the Assigned Special Tax rates on Developed Property. See "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Rate and Method of Apportionment of Special Tax*."
(5) Allocated based on the estimated Fiscal Year 2025-26 Special Tax levy.
(6) Includes overlapping debt set forth in Table 4 below.
Source: County of Riverside Assessor's Office; Spicer Consulting Group, LLC.

TABLE 3
CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
VALUE-TO-LIEN STRATIFICATION*

Value-to-Lien Category	*No. of Parcels Taxable Property*	*% of Taxable Property*	*Appraised Value*[(1)]	*% of Appraised Value*	*Estimated Fiscal Year 2025-26 Special Tax Levy*	*Percent Share of Estimated Fiscal Year 2025-26 Special Tax Levy*	*CFD 2022-2 Bonds* [(2)]	*Percent Share of 2022-2 Bonds*	*All Other Overlapping Debt*[(3)]	*Aggregate Value-to-Lien*
Less than 3.00:1[(3)]	7	5.15%	$ 990,000	1.82%	$ 21,046	5.16%	$ 386,155	5.16%	$ 1,607	2.55:1
3.01:1 to 5.00:1	16	11.76	4,080,000	7.48	48,443	11.87	888,855	11.87	3,699	4.57:1
5.01:1 to 7.00:1	3	2.21	1,050,000	1.93	8,935	2.19	163,941	2.19	682	6.38:1
Greater than 7.00:1[(3)]	110	80.88	48,400,000	88.77	329,788	80.79	6,051,050	80.79	25,179	7.97:1
Totals	136	100.00%	$ 54,520,000	100.00%	$408,212	100.00%	$ 7,490,000	100.00%	$31,167	7.25:1

* *Preliminary, subject to change*.
(1) Based on the appraised value set forth in the Appraisal Report as of January 6, 2025, the Date of Value.
(2) Allocated based on the estimated Fiscal Year 2025-26 Special Tax levy.
(3) Includes overlapping debt set forth in Table 4 below.
(4) The minimum value to lien in the District is 2.42:1*. The maximum value to lien in the Greater than 7.00:1 category is 8.29:1*.
Source: County of Riverside Assessor's Office; Spicer Consulting Group, LLC.

Direct and Overlapping Debt

The District is included within the boundaries of overlapping local agencies providing governmental services. Some of these local agencies have outstanding bonds, and/or the authority to issue bonds, payable from taxes or assessments. The existing and authorized overlapping indebtedness payable from taxes and assessments that may be levied upon the property within the District as of January 6, 2025 is shown in Table 4 below. In addition to current debt, new community facilities districts and/or special assessment districts could be formed in the future encompassing all or a portion of the property within the District; and such districts or the agencies that formed them could issue more bonds and levy additional special taxes or assessments.

TABLE 4
CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
DIRECT AND OVERLAPPING DEBT

I. Appraisal Value [1] $54,520,000

II. Land Secured Bond Indebtedness

Outstanding Direct and Overlapping Bonded Debt	*Type*	*Issued*	*Outstanding*	*% Applicable*	*Parcels in CFD No. 2022-2* [3]	*Amount Applicable*
CITY OF WILDOMAR CFD NO. 2022-2, SERIES 2025[2]	CFD	$7,490,000	$7,490,000	100.000%	136	$ 7,490,000*
TOTAL LAND SECURED BONDED DEBT						**$ 7,490,000***

Authorized but Unissued Direct and Overlapping Indebtedness	*Type*	*Authorized*	*Unissued*	*% Applicable*	*Parcels in CFD No. 2022-2* [3]	*Amount Applicable*
CITY OF WILDOMAR CFD NO. 2022-2, SERIES 2025[2]	CFD	$10,000,000	$0	100.000%	136	$
						$ 0

TOTAL OUTSTANDING AND UNISSUED LAND SECURED INDEBTEDNESS **$ 7,490,000***

III. General Obligation Bond Indebtedness

Outstanding Direct and Overlapping Bonded Debt	*Type*	*Issued*	*Outstanding*	*% Applicable*	*Parcels in CFD No. 2022-2* [3]	*Amount Applicable*
METROPOLITAN WATER DEBT SERVICE	GO	$850,000,000	$18,210,000	0.004%	136	$ 719
MT. SAN JACINTO JR. COLLEGE DISTRICT DEBT SERVICE	GO	$295,000,000	$237,330,000	0.004%	136	10,427
LAKE ELSINORE UNIFIED SCHOOL DISTRICT DEBT SERVICE	GO	$68,915,000	$61,520,000	0.033%	136	20,020
TOTAL OUTSTANDING GENERAL OBLIGATION BONDED DEBT [2]						**$ 31,167**

Authorized but Unissued Direct and Overlapping Indebtedness	*Type*	*Authorized*	*Unissued*	*% Applicable*	*Parcels in CFD No. 2022-2* [3]	*Amount Applicable*
METROPOLITAN WATER DEBT SERVICE	GO	$850,000,000	$0	0.004%	136	$ 0
MT. SAN JACINTO JR. COLLEGE DISTRICT DEBT SERVICE	GO	$295,000,000	$0	0.004%	136	0
LAKE ELSINORE UNIFIED SCHOOL DISTRICT DEBT SERVICE	GO	$105,000,000	$36,085,000	0.033%	136	11,743
TOTAL UNISSUED GENERAL OBLIGATION INDEBTEDNESS [2]						**$ 11,743**

TOTAL OUTSTANDING AND UNISSUED GENERAL OBLIGATION INDEBTEDNESS **$ 42,910**

TOTAL OF ALL OUTSTANDING DIRECT AND OVERLAPPING BONDED DEBT	**$ 7,521,167***
TOTAL OF ALL OUTSTANDING DIRECT AND UNISSUED DIRECT OVERLAPPING INDEBTEDNESS	**$ 7,532,910***

IV. Ratios to Appraisal Value

Outstanding Land Secured Bonded Debt	7.28:1*
Total Outstanding Bonded Debt	7.25:1*

* *Preliminary, subject to change*.
(1) Based on the appraised value set forth in the Appraisal Report as of January 6, 2025, the Date of Value.
(2) Parity Bonds may be issued for refunding purposes only.
Source: County of Riverside Assessor's Office; Spicer Consulting Group, LLC.

Table 5 below describes the estimated Fiscal Year 2025-26 effective tax burden for Lennar Homes' development in the District based on base sales prices as provided by Lennar Homes, the estimated Fiscal Year 2025-26 Special Tax levy and Fiscal Year 2024-25 actual levies for all other overlapping taxing jurisdictions. Based on the foregoing and the projected debt service on the Bonds, the Administrative Expenses Cap of $31,212 (which amount shall escalate at 2.00% per Fiscal Year), in Fiscal Year 2025-26, the projected effective tax rates to be levied on Developed Property in the District will range from approximately 1.84% to 1.85%.

TABLE 5
CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
ESTIMATED FISCAL YEAR 2025-26 TAX OBLIGATION
FOR A SAMPLE OF DEVELOPED PROPERTY

	HORIZON PLACE		
Plan Type	1	2	3
CFD Tax Category	1,400 to 1,600 S.F.	1,400 to 1,600 S.F.	Greater than 1,600 S.F.
Home Size Class SF[1]	1,463	1,506	1,776
Home Price[2]	$467,990	$476,990	$509,990
***Ad Valorem* Property Taxes:**			
Ad-Valorem Tax Rate (1.00%)	$ 4,680	$ 4,770	$ 5,100
Lake Elsinore Unified School (0.01900%)	290	296	316
Mt. San Jacinto Jr. College (0.00268%)	13	13	14
Metro Water West (0.00700%)	33	33	36
Total General Property Taxes	$ 5,015	$ 5,112	$ 5,466
Assessment, Special Taxes & Parcel Charges:			
Flood Control Stormwater / Cleanwater / Santa Ana	$ 4	$ 4	$ 4
MWD Standby charge	9	9	9
CFD No. 2022-1 - Maintenance Services Tax A	254	254	254
CFD No. 2022-1 - Safety Services Tax B	498	498	498
CFD No. 2022-2 - Facilities Special Tax[3]	2,880	2,880	3,176
Total Assessments & Special Taxes	$ 3,645	$ 3,645	$ 3,941
Projected Total Property Tax	$ 8,660	$ 8,757	$ 9,407
Projected Effective Tax Rate	**1.85%**	**1.84%**	**1.84%**

(1) Reflects the average home size of each plan type within the District.
(2) Based on the base sales prices as provided by Lennar Homes.
(3) Reflects the estimated Fiscal Year 2025-26 Special Tax levy and includes the Fiscal Year 2025-26 Administrative Expenses Cap of $31,212.

Source: County of Riverside Assessor's Office; Spicer Consulting Group, LLC; Lennar Homes.

Delinquency History

The first installment of the Special Tax levy becomes delinquent on December 10 and the second installment becomes delinquent on April 10 of each year. Fiscal Year 2023-24 was the first year of the Special Tax levy. Table 6 below sets forth the Special Tax levy, collections and delinquency rates in the District as of January 6, 2025.

TABLE 6
CITY OF WILDOMAR
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
SPECIAL TAX LEVIES, DELINQUENCIES AND DELINQUENCY RATES

			Delinquencies as of January 22, 2025		
Fiscal Year	***Amount Levied***	***Parcels Levied***	***Parcels Delinquent***	***Amount Delinquent***	***Percent Delinquent***
2023-24	$133,204	42	0	$0	0.00%
2024-25[(1)]	366,113	113	1	1,556	0.23

[(1)] Delinquency information shown is for the first installment of Fiscal Year 2024-25.
Source: County of Riverside Assessor's Office; Spicer Consulting Group, LLC.

PROPERTY OWNERSHIP AND THE DEVELOPMENT

The information about the property in the District under this caption has been provided by representatives of Lennar Homes, and has not been independently confirmed or verified by the Underwriter, the City or the District. The Underwriter, the City, and the District make no representation as to the accuracy or adequacy of the information contained in this caption. There may be material adverse changes in this information after the date of this Official Statement. Neither the Bonds nor the Net Taxes securing the Bonds and any Parity Bonds are personal obligations of Lennar Homes or any affiliate thereof or any other property owner and, in the event that any property owner defaults in the payment of its Special Taxes, the District may proceed with judicial foreclosure but has no direct recourse to the assets of any property owner or any affiliate thereof. See the caption "SPECIAL RISK FACTORS."

Notwithstanding the belief of Lennar Homes that it will have sufficient funds to complete its planned development in the District, no assurance can be given that amounts necessary to fund the remaining planned development by Lennar Homes in the District will be available when needed. None of Lennar Homes, or any other entity or person is under any legal obligation of any kind to expend funds for the development of the property as planned by Lennar Homes in the District. Any contributions by Lennar Homes or any other entity or person to fund the costs of its development are entirely voluntary. If and to the extent the aforementioned sources are inadequate to pay the costs to complete the planned development by Lennar Homes within the District, the remaining portions of such development may not be completed. Lennar Homes has no legal obligation to Bondholders to make any such funds available for construction or development, or the payment of ad valorem property taxes or the Special Taxes. See the caption "SPECIAL RISK FACTORS."

General

The District contains approximately 10.75 net taxable acres. The District is located on the southwest corner of Elizabeth Lane and Bunny Trail in the City. The property within the District is being developed by Lennar Homes into 136 single-family townhomes (with two to four units per building) in a project being marketed as "Horizon Place." As of January 6, 2025 (the date of value of the Appraisal Report), Lennar Homes had completed and conveyed 110 homes within the District to individual homeowners. As of such date Lennar Homes owned three model homes, 16 homes under construction and near-finished and vacant lots for event seven homes. Lennar Homes has obtained building permits for all 136 planned homes in the District. Lennar Homes expects to complete and convey all remaining homes to be constructed in the District to individual homeowners by mid-2025.

The backbone infrastructure (sewer, water, storm drains, utilities, and arterial roads) necessary to develop the property within the District has been completed. Remaining improvements include finishing of minor in-tract improvements for the remaining homes to be constructed and final off-site surface paving and

striping improvements. Within the Horizon Place project, Lennar Homes has completed amenities consisting of a clubhouse, a pool, barbeque area and related facilities.

The table below shows the planned product mix of homes in the District as of January 6, 2025.

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
(As of January 6, 2025)

				Owned by Lennar Homes		
Plan	***Total Units Planned***	***Estimated Home Square Footage***	***Closings***	***Completed Homes/Homes Under Construction[(1)]***	***Finished Lots***	***Base Home Prices[(2)]***
1	39	1,378	33	5	1	$467,990
2	41	1,418	33	5	3	476,990
3	56	1,692	44	9	3	477,990
Total	**136**		**110**	**19**	**7**	

(1) Completed Homes/Homes Under Construction consist of three model homes (one in each Plan) and 16 homes under construction.

(2) Base home prices shown exclude lot premiums, options and extras and any incentives or price reductions. Base sales prices are subject to change.

No assurance can be given that Lennar Homes' home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes sold may not result in closed escrows as sales contracts are subject to cancellation. In changing market conditions, builders will often revise the product lines and prices and the rate of sales can fluctuate. Lennar Homes continuously evaluates its product lines and prices in light of the then current market conditions. See "SPECIAL RISK FACTORS" herein for a discussion of risk factors.

Lennar Homes

General. As previously defined in this Official Statement, "Lennar Homes" refers to Lennar Homes of California, LLC, a California limited liability company. Lennar Homes is based in Irvine, California, and has been in the business of developing residential real estate communities in California since 1996. Lennar Homes is wholly-owned by U.S. Home, LLC, a Delaware limited liability company ("U.S. Home"). U.S. Home is wholly-owned by Lennar Corporation, which is based in Miami, Florida ("Lennar Corporation"). Founded in 1954, Lennar Corporation completed its initial public offering in 1971 and listed its common stock on the New York Stock Exchange in 1972. Lennar Corporation's Class A and Class B common stock are listed on the New York Stock Exchange under the symbols "LEN" and "LEN.B." respectively. Lennar Corporation is one of the largest homebuilders in the United States based on home sales revenues and net earnings, and operates under a number of brand names, including Lennar Homes and U.S. Home. Lennar Corporation primarily develops residential communities both within the Lennar Corporation family of builders and through consolidated and unconsolidated partnerships in which Lennar Corporation maintains an interest.

Lennar Corporation is subject to the informational requirements of the Securities Exchange Act of 1934, as amended, and, in accordance therewith, files reports, proxy statements, and other information, including financial statements, with the Securities and Exchange Commission (the "SEC"). Such filings, particularly Lennar Corporation's annual report on Form 10-K and its most recent quarterly report on Form 10-Q, may be inspected and copied at the public reference facilities maintained by the SEC at 450 Fifth Street, N.W., Washington, D.C. 20549 at prescribed rates. Such filings can also be accessed over the internet at the SEC's website at www.sec.gov.

The foregoing website addresses and references to filings with the SEC are given for reference and convenience only, and the information on such websites and on file with the SEC does not form a part of this Official Statement and is not incorporated by reference herein. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on such websites. Lennar Corporation and Lennar Homes are not obligated to advance funds for construction or development or to pay ad valorem property taxes or the Special Taxes and investors should not rely on the information and financial statements contained on such websites in evaluating whether to buy, hold or sell the Bonds.

Financing Plan. To date, Lennar Homes has financed its land acquisition and various site development costs related to its property in the District through internally generated funds. As of January 1, 2025, Lennar Homes has expended approximately $53.6 million on land acquisition and development and homebuilding costs in the District. Lennar Homes expects to incur approximately $4.3 million on remaining land development, homebuilding, marketing, and sales costs for its project in the District. Lennar Homes expects to use home sales revenues and internal funding to complete its development within the District, and believes that it will have sufficient funds available to complete its planned development as described in this Official Statement.

Although Lennar Homes expects to have sufficient funds available to complete its development in the District as described in this Official Statement, there can be no assurance that amounts necessary to finance the development costs will be available from Lennar Homes, Lennar Corporation or any other source when needed. None of Lennar Homes or Lennar Corporation, nor any of their subsidiaries or related entities, are under any legal obligation of any kind to expend funds for the development of and construction of homes on its property in the District. Any contributions by Lennar Homes or Lennar Corporation to fund the costs of such development are entirely voluntary.

If and to the extent that internal funding, including but not limited to home sales revenues, are inadequate to pay the costs to complete the planned development by Lennar Homes within the District and other financing is not put into place, there could be a shortfall in the funds required to complete the planned development by Lennar Homes in the District.

Except as described in this Official Statement and except for those consents, permits, authorizations, certifications and approvals of governmental entities required in the ordinary course of development, Lennar Homes has no actual knowledge of any impediment to construction or obtaining land use entitlements which could be reasonably expected to have a material adverse effect on its ability to complete the planned development of its property within the District as described in the Official Statement. *Although the information in this Official Statement reflects the current development expectations of Lennar Homes, no assurance can be given that home construction and sales will be carried out on the schedule and according to the plans described herein, or that the home construction and sale plans or base prices set forth herein will not change after the date of this Official Statement. Lennar Homes reserves the right to change its development at any time without notice. Additionally, homes under contract to be sold may not result in closed escrows as sales contracts are subject to cancellation. See "SPECIAL RISK FACTORS – Concentration of Property Ownership."*

SPECIAL RISK FACTORS

The Bonds have not been rated by any rating agency, and the purchase of the Bonds involves significant risks that are not appropriate for certain investors. The following is a discussion of certain risk factors which should be considered, in addition to other matters set forth herein, in evaluating the investment quality of the Bonds. This discussion does not purport to be comprehensive or definitive and does not purport to be a complete statement of all factors which may be considered as risks in evaluating the credit quality of the Bonds. The occurrence of one or more of the events discussed herein could adversely affect the ability or willingness of property owners in the District to pay their Special Taxes when due. Such failures to pay Special Taxes could result in the inability of the District to make full and punctual payments of debt service on the Bonds. In addition, the occurrence of one or more of the events discussed herein could adversely affect the value of the property in the District. See "— Property Values" below.

Risks of Real Estate Secured Investments Generally

The Bond Owners will be subject to the risks generally incident to an investment secured by real estate, including, without limitation: (i) adverse changes in local market conditions, such as changes in the market value of real property in the vicinity of the District, the supply of or demand for competitive properties in such area, and the market value of residential property or buildings and/or sites in the event of sale or foreclosure; (ii) changes in real estate tax rates and other operating expenses, governmental rules (including, without limitation, zoning laws and laws relating to endangered species and hazardous materials) and fiscal policies; (iii) natural disasters (including, without limitation, earthquakes, wildfires and floods), which may result in uninsured losses; (iv) adverse changes in local market conditions; and (v) increased delinquencies due to rising mortgage costs and other factors.

No assurance can be given that the property owners within the District will pay Special Taxes in the future or that they will be able to pay such Special Taxes on a timely basis. See the caption "— Enforcement Delays — Bankruptcy" for a discussion of certain limitations on the District's ability to pursue judicial proceedings with respect to delinquent parcels.

Insufficiency of Special Tax Revenues

As discussed below, the Special Taxes may not produce revenues sufficient to pay the debt service on the Bonds either due to nonpayment of the amounts levied or because acreage within the District becomes exempt from taxation due to the transfer of title to a public agency.

In order to pay debt service on the Bonds, it is generally necessary that the Special Taxes be paid in a timely manner. Should the Special Taxes not be paid on time, the District has established a Reserve Account under the Indenture to be maintained in an amount equal to the Reserve Requirement to pay debt service on the Bonds to the extent other funds are not available. See "SOURCES OF PAYMENT FOR THE BONDS — Reserve Account of the Special Tax Fund." The District will covenant in the Indenture to maintain in the Reserve Account an amount equal to the Reserve Requirement, subject, however, to the availability of Net Taxes in amounts sufficient to do so and to the limitation that the District may not levy the Special Tax in any Fiscal Year at a rate in excess of the maximum amounts permitted under the Rate and Method. See Appendix A and Appendix E hereto. As a result, if a significant number of Special Tax delinquencies occurs within the District, the District could be unable to replenish the Reserve Account to the Reserve Requirement due to the limitations on the amount of the Special Tax that may be levied. If such defaults were to continue in successive years, the Reserve Account could be depleted and a default on the Bonds could occur.

The Act provides that, if any property within the District not otherwise exempt from the Special Tax is acquired by a public entity through a negotiated transaction, or by gift or devise, the Special Tax will continue to be levied on and enforceable against the public entity that acquired the property. In addition, the Act provides that, if property subject to the Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax with respect to that property is to be treated as if it were a special assessment and be paid from the eminent domain award. The constitutionality and operation of these provisions of the Act have not been tested in the courts, but it is doubtful that they would be upheld as to, for example, property owned by the federal government. If for any reason property within the District becomes exempt from taxation by reason of ownership by a non-taxable entity such as the federal government or another public agency, subject to the limitation of the Maximum Special Tax, the Special Tax will be reallocated to the remaining taxable parcels within the District. This would result in the owners of such property paying a greater amount of the Special Tax and could have an adverse impact upon their willingness and/or ability to pay the Special Tax. Moreover, if a substantial portion of additional land within the District became exempt from the Special Tax because of public ownership, or otherwise, the Maximum Special Tax which could be levied upon the remaining acreage might not be sufficient to pay principal of and interest on the Bonds when due and a default will occur with respect to the payment of such principal and interest.

The District will covenant in the Indenture that, under certain circumstances, it will institute foreclosure proceedings to sell any property with delinquent Special Taxes in order to obtain funds to pay debt service on the Bonds. If foreclosure proceedings were ever instituted, any mortgage or deed of trust holder could, but would not be required to, advance the amount of the delinquent Special Tax to protect its security interest. See "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*" for provisions which apply in the event of such foreclosure and which the District is required to follow in the event of delinquencies in the payment of the Special Tax.

In the event that sales or foreclosures of property are necessary, there could be a delay in payments to Owners of the Bonds (if the Reserve Account has been depleted) pending such sales or the prosecution of such foreclosure proceedings and receipt by the City on behalf of the District of the proceeds of sale. The District may adjust the future Special Tax levied on taxable parcels in the District, subject to limitations described above under the caption "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — Rate and Method of Apportionment of Special Tax," to provide an amount required to pay interest on and principal of the Bonds, and the amount, if any, necessary to replenish the Reserve Account to an amount equal to the Reserve Requirement, and to pay all current expenses. There is, however, no assurance that the total amount of the Special Tax that could be levied and collected against taxable parcels in the District will be at all times sufficient to pay the amounts required to be paid by the Indenture, even if the Special Tax is levied at the Maximum Special Tax rates. See "— Enforcement Delays — Bankruptcy."

No assurance can be given that the real property subject to sale or foreclosure will be sold, or if sold, that the proceeds of sale will be sufficient to pay any delinquent installments of the Special Tax. The Act does not require the City to purchase or otherwise acquire any lot or parcel of property to be sold at foreclosure if there is no other purchaser at such sale. The Act and the Indenture do specify that the Special Tax will have the same lien priority as for *ad valorem* property taxes in the case of delinquency. Section 53356.6 of the Act requires that property sold pursuant to foreclosure under the Act be sold for not less than the amount of judgment in the foreclosure action, plus post judgment interest and authorized costs, unless the consent of the owners of 75% of the Outstanding Bonds is obtained.

Prior to July 1, 1983, the right of redemption from foreclosure sales was limited to a period of one year from the date of sale. Under legislation effective July 1, 1983, the statutory right of redemption from such foreclosure sales has been repealed. However, a period of 20 days must elapse after the date on which the notice of levy of the interest in real property was served on the judgment debtor before the sale of such lot or parcel can be made. Furthermore, if the purchaser at the sale is the judgment creditor (e.g., the District), an action may be commenced by the delinquent property owner within 90 days after the date of sale to set aside such sale. The constitutionality of the aforementioned legislation, which repeals the one year redemption period, has not been tested and there can be no assurance that, if tested, such legislation will be upheld. (Section 701.680 of the Code of Civil Procedure of the State.)

Impact of Economic Conditions on the Development in the District

Certain events and factors which negatively affect the regional, State and national economies could have an adverse effect on the pace at which the Lennar Homes can complete the remaining infrastructure and future homes, and demand by, and the ability of individuals to purchase homes within the District. Such events and factors could include rising inflation and interest rates, persistent supply chain issues and global market instability caused by geopolitical events. Any adverse impact of the foregoing and other economic factors on the project in the District and the real estate market in general cannot be predicted.

Increasing Mortgage Interest Rates

Increases in mortgage interest rates could have a negative impact on the estimated absorption rates of the planned for-sale residential units in the District described herein. With respect to entry-level households, increased mortgage interest rates may adversely impact the affordability of homes and may increase mortgage

payment levels for owning a lower-priced home relative to renting a residence, thereby making purchasing less attractive. With respect to move-up households, higher mortgage interest rates may impact the desire of current homeowners to move from their present home due to the fact that their present home likely has a relatively low mortgage interest rate. In addition, in such instances, a new home would likely have a higher interest rate on a new mortgage loan as well as a higher purchase price and property taxes. Such considerations may decrease the desire for move-up households to purchase a new home. The foregoing factors could reduce demand for and/or the ability to achieve the sales prices of the planned for-sale homes within the District as described herein.

Concentration of Ownership

Based on ownership status as of January 6, 2025 (and assuming no additional transfers of property), individual homeowners and Lennar Homes are expected to be responsible for approximately 80.79% and 19.21%, respectively, of the estimated Fiscal Year 2025-26 Special Tax levy.

The timely payment of principal of and interest on the Bonds depends upon the willingness and ability of the current and future property owners in the District to pay the Special Taxes prior to delinquency. General and local economic conditions and governmental requirements or restrictions may affect the willingness of the current property owners, or any successor property owners, to pay the Special Taxes, and there is no assurance that the current property owners, or any successor property owners, will pay such Special Taxes even if financially able to do so. Due to the concentration of ownership of the property within the District, a failure by Lennar Homes or any successor property owner thereto to pay the Special Taxes may result in a default in the payment of debt service on the Bonds. See "PROPERTY OWNERSHIP AND THE DEVELOPMENT."

Property Insurance

In recent years, homeowners in many areas in the State have experienced significant increases in premiums for property and homeowners' insurance policies as well as difficulty in obtaining such insurance from commercial insurance companies. The increases have been driven by, among other factors, the risk of wildfire damage to property in the State. Such increases in the overall cost of homeownership could have a material adverse effect on the rate of absorption of the remaining units in the District and on a homeowner's willingness and/or ability to pay the Special Taxes.

In addition, no assurances can be made that adequate homeowners' insurance coverage will be available in the future from reputable insurance companies, with premiums comparable to historical rates, or at all. The inability to obtain adequate insurance coverage could impact the ability of the homeowners' in the District to reconstruct their homes in the event of damage.

Property Values

The value of the property within the District is a critical factor in determining the investment quality of the Bonds. If a property owner is delinquent in the payment of Special Taxes, the District's only remedy is to commence foreclosure proceedings against the delinquent parcel in an attempt to obtain funds to pay the Special Taxes. Reductions in property values due to a downturn in the economy, physical events such as earthquakes, fires or floods, stricter land use regulations, delays in development or other events will adversely impact the security underlying the Special Taxes. See "THE DISTRICT — Appraisal Report" and Appendix D — "APPRAISAL REPORT."

The Appraiser has estimated, on the basis of certain assumptions and limiting conditions contained in the Appraisal Report, that as of the Date of Value, the market value of the land and improvements within the District was approximately $54,520,000. See "THE DISTRICT — Appraisal Report." The Appraisal Report indicates the Appraiser's opinion as to the market value of the properties referred to therein as of the date and under the conditions specified therein. The Appraiser's opinion reflects conditions prevailing in the applicable

market as of the Date of Value. The Appraiser's opinion does not predict the future value of the subject property, and there can be no assurance that market conditions will not change adversely in the future.

Prospective purchasers of the Bonds should not assume that the taxable land within the District could be sold for the appraised amount or for the assessed values at a foreclosure sale for delinquent Special Taxes. In arriving at the estimate of market value of the property in the District, the Appraiser assumes that any sale will be unaffected by undue stimulus and will occur following a reasonable marketing period, which is not always present in a foreclosure sale. See Appendix D for a description of other assumptions made by the Appraiser and for the definitions and limiting conditions used by the Appraiser. Any event which causes one of the Appraiser's assumptions to be untrue could result in a reduction of the value of the taxable land and improvements within the District from the market value estimated by the Appraiser.

No assurance can be given that any bid will be received for a parcel with delinquent Special Taxes offered for sale at foreclosure or, if a bid is received, that such bid will be sufficient to pay all delinquent Special Taxes. See "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*."

Natural Disasters

The District, like all California communities, may be subject to unpredictable seismic activity, fires, flood, or other natural disasters. Southern California is a seismically active area. Seismic activity represents a potential risk for damage to buildings, roads, bridges and property within the District. In addition, land susceptible to seismic activity may be subject to liquefaction during the occurrence of such event. The property within the District is not located in an Alquist-Priolo Earthquake Study Zone, however, there is an unnamed fault of the Elsinore Fault Zone within the District. The Elsinore/Temecula fault is located approximately one mile to the southwest. Additionally, the District is not located in a flood plain area.

In recent years, wildfires have caused extensive damage throughout the State, including within the County. Certain of these fires have burned thousands of acres and destroyed hundreds and in some cases thousands of homes. In some instances entire neighborhoods have been destroyed. Several fires in recent years damaged or destroyed property in areas that were not previously considered to be at risk from such events. Based on maps adopted by the Department of Forestry and Fire Protection of the State of California, the District is located in an area designated as a very high fire hazard severity zone. There is a risk of residential property within the District being destroyed by wildfires and no assurance can be given as to the severity or frequency of wildfires within the vicinity of the District. Additionally, property located adjacent to burn areas can be subject to mudslides and flooding, which can cause significant damage and destruction to property.

In the event of a severe earthquake, fire, flood or other natural disaster, there may be significant damage to both property and infrastructure in the District. As a result, a substantial portion of the property owners may be unable or unwilling to pay the Special Taxes when due. In addition, the value of land in the District could be diminished in the aftermath of such a natural disaster, reducing the resulting proceeds of foreclosure sales in the event of delinquencies in the payment of the Special Taxes.

Hazardous Substances

While government taxes, assessments and charges are a common claim against the value of a parcel, other less common claims may also be relevant. One of the most serious in terms of the potential reduction in the value of a parcel is a claim with regard to a hazardous substance. In general, the owners and operators of a parcel may be required by law to remedy conditions relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Super Fund Act," is the most well-known and widely applicable of these laws, but California laws with regard to hazardous substances are also stringent and similar in effect. Under many of these laws, the owner (or operator) is obligated to remedy a hazardous substance condition of a parcel

whether or not the owner (or operator) had anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels within the District be affected by a hazardous substance, is to reduce the marketability and value by the costs of remedying the condition.

The District is not aware of the presence of any federally or state classified hazardous substances in violation of any environmental laws, located on the property within the District. However, it is possible that such materials do currently exist and that the District is not aware of them.

It is possible that property in the District may be liable for hazardous substances in the future as a result of the existence, currently, of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or the existence, currently, on the property of a substance not presently classified as hazardous but which may in the future be so classified. Additionally, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling such substance. All of these possibilities could have the effect of reducing the value of the applicable property.

Enforcement Delays – Bankruptcy

In the event of a delinquency in the payment of the Special Taxes, the District is required to commence enforcement proceedings under the circumstances described under the caption "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*." However, prosecution of such proceedings could be delayed due to crowded local court calendars or by bankruptcy, insolvency and other laws generally affecting creditors' rights (such as the Soldiers' and Sailors' Relief Act of 1940) and by the laws of the State relating to judicial and non-judicial foreclosure. Although bankruptcy proceedings would not cause the liens of the Special Taxes to become extinguished, bankruptcy of a person or entity with an interest in the applicable property could result in a delay in the enforcement proceedings because federal bankruptcy laws provide for an automatic stay of foreclosure and tax sale proceedings. Any such delay could increase the likelihood of delay or default in payment of the principal of and interest on the Bonds. The various legal opinions to be delivered in connection with the issuance of the Bonds, including Bond Counsel's approving legal opinion, are qualified as to the enforceability of the Bonds and the Indenture by reference to bankruptcy, reorganization, moratorium, insolvency and other laws affecting the rights of creditors generally or against public entities such as the District.

Special Tax Delinquencies

Under provisions of the Act, the Special Taxes, from which funds necessary for the payment of principal of, and interest on, the Bonds are derived, will be billed to the properties within the District on the regular ad valorem property tax bills sent to owners of such properties by the County Tax Collector. The Act currently provides that such Special Tax installments are due and payable, and bear the same penalties and interest for non-payment, as do ad valorem property tax installments.

See APPENDIX E — "SUMMARY OF THE INDENTURE — COVENANTS AND WARRANTY — Covenants" for a discussion of the provisions which apply, and procedures which the District is obligated to follow under the Indenture, in the event of delinquencies in the payment of Special Taxes. See "— FDIC/Federal Government Interests in Parcels" for a discussion of the policy of the Federal Deposit Insurance Corporation regarding the payment of special taxes and assessment and limitations on the District's ability to foreclosure on the lien of the Special Taxes in certain circumstances.

FDIC/Federal Government Interests in Parcels

The ability of the District to collect interest and penalties specified by the Act and to foreclose the lien of delinquent Special Taxes may be limited in certain respects with regard to parcels in which the Federal Deposit Insurance Corporation (the "FDIC"), or other federal government entities such as Fannie Mae or Freddie Mac, has or obtains an interest.

In the case of the FDIC, in the event that any financial institution making a loan which is secured by parcels is taken over by the FDIC and the applicable Special Tax is not paid, the remedies available to the District may be constrained. The FDIC's policy statement regarding the payment of state and local real property taxes (the "Policy Statement") provides that taxes other than *ad valorem* taxes which are secured by a valid lien in effect before the FDIC acquired an interest in a property will be paid unless the FDIC determines that abandonment of its interests is appropriate. The Policy Statement provides that the FDIC generally will not pay installments of non-*ad valorem* taxes which are levied after the time the FDIC acquires its fee interest, nor will the FDIC recognize the validity of any lien to secure payment except in certain cases where the Resolution Trust Corporation had an interest in property on or prior to December 31, 1995. Moreover, the Policy Statement provides that, with respect to parcels on which the FDIC holds a mortgage lien, the FDIC will not permit its lien to be foreclosed out by a taxing authority without its specific consent, nor will the FDIC pay or recognize liens for any penalties, fines or similar claims imposed for the nonpayment of taxes.

The FDIC has taken a position similar to that expressed in the Policy Statement in legal proceedings brought against Orange County in United States Bankruptcy Court and in Federal District Court. The Bankruptcy Court issued a ruling in favor of the FDIC on certain of such claims. Orange County appealed that ruling, and the FDIC cross-appealed. On August 28, 2001, the Ninth Circuit Court of Appeals issued a ruling favorable to the FDIC except with respect to the payment of pre-receivership liens based upon delinquent property tax.

The District is unable to predict what effect the application of the Policy Statement would have in the event of a delinquency with respect to parcels in which the FDIC has or obtains an interest, although prohibiting the lien of the FDIC to be foreclosed out at a judicial foreclosure sale would prevent or delay the foreclosure sale.

In the case of Fannie Mae and Freddie Mac, in the event a parcel of taxable property is owned by a federal government entity or federal government sponsored entity, such as Fannie Mae or Freddie Mac, or a private deed of trust secured by a parcel of taxable property is owned by a federal government entity or federal government sponsored entity, such as Fannie Mae or Freddie Mac, the ability to foreclose on the parcel or to collect delinquent Special Taxes may be limited. Federal courts have held that, based on the supremacy clause of the United States Constitution "this Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, anything in the Constitution or Laws of any State to the contrary notwithstanding." In the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest. This means that, unless Congress has otherwise provided, if a federal government entity owns a parcel of taxable property but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the District wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Taxes and preserve the federal government's mortgage interest. For a discussion of risks associated with taxable parcels within the District becoming owned by the federal government, federal government entities or federal government sponsored entities, see "—Insufficiency of Special Tax Revenues."

The District's remedies may also be limited in the case of delinquent Special Taxes with respect to parcels in which other federal agencies (such as the Internal Revenue Service and the Drug Enforcement Administration) have or obtain an interest.

Direct and Overlapping Indebtedness

The ability of an owner of property within the District to pay the applicable Special Taxes could be affected by the existence of other taxes and assessments imposed upon taxable parcels. See "THE DISTRICT — Direct and Overlapping Debt" herein. The City and other public agencies whose boundaries overlap those of the District could impose additional taxes or assessment liens on the property within the District in order to finance public improvements or services to be located or provided inside of or outside of such area. The lien created on the property within the District through the levy of such additional taxes may be on a parity with the lien of the Special Taxes applicable to the property within the District.

The imposition of additional liens on a parity with the Special Taxes may reduce the ability or willingness of property owners to pay the Special Taxes and increase the possibility that foreclosure proceeds will not be adequate to pay delinquent Special Taxes. The District will covenant in the Indenture not to issue Parity Bonds other than for refunding all of a portion of the Bonds or Parity Bonds.

Payment of Special Taxes is not a Personal Obligation of the Property Owners

An owner of a taxable parcel is not personally obligated to pay Special Taxes. Rather, Special Taxes are an obligation which is secured only by a lien against the taxable parcel. If the value of a taxable parcel is not sufficient, taking into account other liens imposed by public agencies, to secure fully Special Taxes, the District has no recourse against the property owner.

No Acceleration Provision

Neither the Bonds nor the Indenture contain a provision allowing for the acceleration of the Bonds in the event of a payment default or other default under the terms of the Bonds or the Indenture.

Limited Obligations

The Bonds and interest thereon are not payable from the general funds of the City. Except with respect to the Net Taxes, neither the credit nor the taxing power of the District or the City is pledged for the payment of the Bonds or the interest thereon, and, except as provided in the Indenture, no Owner of the Bonds may compel the exercise of any taxing power by the District or the City or force the forfeiture of any City or District property. The principal of, premium, if any, and interest on the Bonds are not a debt of the City or a legal or equitable pledge, charge, lien or encumbrance upon any of the City's or the District's property or upon any of the City's or the District's income, receipts or revenues, except the Net Taxes and other amounts pledged under the Indenture.

The District's legal obligations with respect to any delinquent Special Taxes are limited to: (i) payments from the Reserve Account to the extent of funds on deposit therein; and (ii) the institution of judicial foreclosure proceedings under certain circumstances with respect to any parcels for which Special Taxes are delinquent. See the caption "SOURCES OF PAYMENT FOR THE BONDS — Special Taxes — *Proceeds of Foreclosure Sales*." The Bonds cannot be accelerated in the event of any default.

The obligation to pay Special Taxes does not constitute a personal obligation of the current or subsequent owners of the respective parcels which are subject to such liens. See the caption "— Payment of Special Taxes is Not a Personal Obligation of the Property Owners." Enforcement of Special Tax payment obligations by the District is limited to judicial foreclosure in the Superior Court of California, County of Riverside. There is no assurance that any current or subsequent owner of a parcel subject to a Special Tax lien will be able to pay the amounts due or that such owner will choose to pay such amounts even though financially able to do so.

Failure by owners of the parcels to pay Special Tax installments when due, delay in foreclosure proceedings, or the inability of the District to sell parcels that have been subject to foreclosure proceedings for amounts sufficient to cover the delinquent installments of Special Taxes levied against such parcels may result in the inability of the District to make full or timely payments of debt service on the Bonds, which may in turn result in the depletion of the Reserve Account. See the caption "— Enforcement Delays — Bankruptcy."

Proposition 218

An initiative measure entitled "The Right to Vote on Taxes Act" ("Proposition 218") was approved by the voters at the November 5, 1996 statewide general election. Among other things, Proposition 218 added a new Article XIII C to the California Constitution which states that ". . . the initiative power shall not be prohibited or otherwise limited in matters of reducing or repealing any local tax, assessment, fee or charge." The Act provides for a procedure which includes notice, hearing, protest and voting requirements to alter the rate and method of apportionment of an existing special tax. However, the Act prohibits a legislative body from adopting any resolution to reduce the rate of any special tax or terminate the levy of any special tax pledged to repay any debt incurred pursuant to the Act unless such legislative body determines that the reduction or termination of the special tax would not interfere with the timely retirement of that debt. While the application of Proposition 218 in this context has not yet been interpreted by the courts and the matter is not completely free from doubt, it is not likely that Proposition 218 has conferred on the voters the power to effect a repeal or reduction of the Special Tax if the result thereof would be to impair the security of the Bonds.

It may be possible, however, for voters or the City Council, acting as the legislative body of the District, to reduce the Special Taxes in a manner which does not interfere with the timely repayment of the Bonds, but which does reduce the maximum amount of Special Taxes that may be levied in any year below the existing levels. Therefore, no assurance can be given with respect to the future levy of Special Taxes in amounts greater than the amount necessary for the timely retirement of the Bonds. Nevertheless, to the maximum extent that the law permits it to do so, the District will covenant that it will not initiate proceedings under the Act to reduce the maximum Special Tax rates for the District, unless, in connection therewith, (i) such changes do not reduce the maximum Special Taxes that may be levied in each year on property within the District to an amount which is less than the Administrative Expenses Cap plus 110% of the Annual Debt Service due in each corresponding future Bond Year with respect to the Bonds and Parity Bonds Outstanding as of the date of such proposed reduction; and (ii) the District is not delinquent in the payment of the principal of or interest on the Bonds or any Parity Bonds. The District also will covenant that, in the event an initiative is adopted which purports to reduce or otherwise alter the Rate and Method, it will commence and pursue legal action in order to preserve its ability to comply with the foregoing covenant. However, no assurance can be given as to the enforceability of the foregoing covenants.

Ballot Initiatives

Under the California Constitution, the power of initiative is reserved to the voters for the purpose of enacting statutes and constitutional amendments. Articles XIII A, XIII B, XIII C, and XIII D of the California Constitution were adopted pursuant to measures qualified for the ballot pursuant to the State's constitutional initiative process, including through Proposition 13 in 1978, Proposition 218 in 1996 and Proposition 26 in 2010. From time to time, other initiative measures could be adopted by California voters. The adoption of any such initiative might place limitations on the ability of the State, the City, or other local agencies to increase revenues or to increase appropriations. In addition, such initiatives may include provisions which apply retroactively.

Litigation with Respect to Community Facilities Districts

Shapiro. The California Court of Appeal, Fourth Appellate District, Division One, issued its opinion in *City of San Diego v. Melvin Shapiro* (2014) 228 Cal.App.4th 756 (the "San Diego Decision"). The case involved a Convention Center Facilities District (the "CCFD") established by the City of San Diego ("San Diego"). The CCFD is a financing district much like a community facilities district established under the

provisions of the Act. The CCFD is comprised of all of the real property in San Diego. However, the special tax to be levied within the CCFD was to be levied only on hotel properties located within the CCFD.

The election authorizing the special tax was limited to owners of hotel properties and lessees of real property owned by a governmental entity on which a hotel is located. Thus, the election was not a registered voter election. Such approach to determining who would constitute the qualified electors of the CCFD was modeled after Section 53326(c) of the Act, which generally provides that, if a special tax will not be apportioned in any tax year on residential property, the legislative body may provide that the vote shall be by the landowners of the proposed district whose property would be subject to the special tax. The Court held that the CCFD special tax election was invalid under the California Constitution because Article XIIIA, Section 4 thereof and Article XIIIC, Section 2 thereof require that the electors in such an election be the registered voters within the district.

Horizon. The Sacramento County Superior Court issued a ruling in *Horizon Capital Investments, LLC v. City of Sacramento et al*. (Case No. 34-2017-80002661), which was a case involving an election to approve the levy of a special tax within a community facilities district ("CFD") formed under the Act.

In 2017, the City of Sacramento initiated proceedings to form a CFD to finance certain costs to operate and maintain a streetcar line. As permitted by the Act, the proposed district included non-contiguous parcels of non-residential property. Because there were fewer than 12 registered voters residing within the territory of the proposed CFD, the City Council submitted the special tax proposed to be levied within the proposed CFD to the owners of land within the proposed CFD, as required by the Act. The proposed special tax received the requisite two-thirds vote in the landowner election.

Petitioners Horizon Capital Investments, LLC et al. filed a writ of mandate and complaint for reverse validation and declaratory relief. Petitioners argued, and the superior court agreed in its final ruling, that under section 4(a) of article XIII A of the California Constitution (which provides that "Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district [sic], may impose special taxes on such district…") the phrase "qualified electors" means the registered voters of the entire City of Sacramento and not just the owners of the property within the boundaries of the proposed CFD. Citing the San Diego Decision, the tentative ruling states that the phrase "qualified electors of the district" refers to the registered voters of the entity imposing the special tax, which in this case was the City of Sacramento. Because the vote within the proposed CFD was by landowners only and not by all registered voters in the City of Sacramento, the final ruling states that the special tax is invalid.

The superior court's final ruling is not binding upon other courts within the State and does not directly apply to the District, the Special Taxes, or the Bonds. The City of Sacramento did not appeal the superior court's ruling.

The Special Tax Election in the District. With respect to the San Diego Decision, the facts of such case show that there were thousands of registered voters within the CCFD (*viz.*, all of the registered voters in San Diego). The elections held in the District had less than 12 registered voters at the time of the election to authorize the Special Taxes. In the San Diego Decision, the court expressly stated that it was not addressing the validity of landowner voting to impose special taxes pursuant to the Act in situations where there are fewer than 12 registered voters. Thus, by its terms, the court's holding in the San Diego Decision does not apply to the Special Tax election in the District. Moreover, Section 53341 of the Act provides that any "action or proceeding to attack, review, set aside, void or annul the levy of a special tax…shall be commenced within 30 days after the special tax is approved by the voters." Similarly, Section 53359 of the Act provides that any action to determine the validity of bonds issued pursuant to the Act be brought within 30 days of the voters approving the issuance of such bonds. The petitioners in *Horizon* filed the writ of mandate within 30 days of the landowner election. Voters in the District approved the Special Tax to be levied in accordance with the Rate and Method on June 8, 2022.

Loss of Tax Exemption

As discussed under the heading "TAX MATTERS," interest on the Bonds could cease to be excluded from gross income for purposes of federal income taxation, retroactive to the date the Bonds were issued, as a result of future acts or omissions of the District or the City. In addition, it is possible that future changes in applicable federal tax laws could cause interest on the Bonds to be included in gross income for federal income taxation or could otherwise reduce the equivalent taxable yield of such interest and thereby reduce the value of the Bonds.

No Ratings – Limited Secondary Market

The District has not applied to have the Bonds rated by any nationally recognized bond rating company, and it does not expect to do so in the future.

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Although the District has committed to provide certain financial and operating information, there can be no assurance that such information will be available to Bond owners on a timely basis. The failure to provide the required annual financial information does not give rise to monetary damages but merely an action for specific performance. Occasionally, because of general market conditions, lack of current information, the absence of a credit rating for the Bonds or because of adverse history or economic prospects connected with a particular issue, secondary marketing practices in connection with a particular issue are suspended or terminated. Additionally, prices of issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price.

Limitations on Remedies

Remedies available to the Owners of the Bonds may be limited by a variety of factors and may be inadequate to assure the timely payment of principal of and interest on the Bonds or to preserve the tax-exempt status of interest on the Bonds.

Bond Counsel has limited its opinion as to the enforceability of the Bonds and of the Indenture to the extent that enforceability may be limited by bankruptcy, insolvency reorganization, fraudulent conveyance or transfer, moratorium or other similar laws affecting generally the enforcement of creditor's rights, by equitable principles and by the exercise of judicial discretion and by limitations on remedies against public agencies in the State of California. The lack of availability of certain remedies or the limitation of remedies may entail risks of delay, limitation or modification of the rights of the Owners.

Potential Early Redemption of Bonds from Prepayments or Community Facilities District Bond Proceeds

Property owners within the District are permitted to prepay their Special Taxes at any time. Such prepayments could also be made from the proceeds of bonds issued by or on behalf of an overlapping community facilities district. Such prepayments will result in a redemption of the Bonds on the Interest Payment Date for which timely notice may be given under the Indenture following the receipt of the prepayment. The resulting redemption of Bonds that were purchased at a price greater than par could reduce the otherwise expected yield on such Bonds. See the caption "THE BONDS — Redemption — *Special Mandatory Redemption from Special Tax Prepayments*."

Cybersecurity

The City, like many other public and private entities, rely on computer and other digital networks and systems to conduct their operations. The City is potentially subject to multiple cyber threats, including without

limitation hacking, viruses, ransomware, malware and other attacks. No assurance can be given that the efforts of the City to manage cyber threats and attacks will be successful in all cases, or that any such attack will not materially impact the operations or finances of the City, or the administration of the Bonds. The City is also reliant on other entities and service providers in connection with the administration of the Bonds, including without limitation the County tax collector for the levy and collection of Special Taxes and the Trustee. No assurance can be given that the City and these other entities will not be affected by cyber threats and attacks in a manner that may affect the Bond owners.

CONTINUING DISCLOSURE

Pursuant to a Continuing Disclosure Certificate, dated as of April 1, 2025 (the "Disclosure Certificate"), to be executed and delivered by the District at the time of issuance of the Bonds, the District will covenant for the benefit of the holders and Beneficial Owners of the Bonds to provide certain financial information and operating data relating to the District by March 31 following the end of the District's Fiscal Year (currently its Fiscal Year ends on June 30) (the "Annual Report"), commencing with the report for the Fiscal Year ending June 30, 2025, and to provide notices of the occurrence of certain enumerated events. The Annual Report and the notices of enumerated events will be filed by the District with EMMA. The specific nature of the information to be contained in the Annual Report and the notice of enumerated events is set forth in Appendix F — "FORM OF DISTRICT CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with subsection (b)(5) of Rule 15c2-12.

Neither the City nor the District has had any continuing disclosure undertakings outstanding during the previous five-year period.

The City has retained Spicer Consulting Group, LLC to serve as Dissemination Agent for the continuing disclosure undertaking related to the Bonds, and has adopted policies and procedures with respect to its continuing disclosure practices.

TAX EXEMPTION

In the opinion of Stradling Yocca Carlson & Rauth LLP, Newport Beach, California, Bond Counsel, under existing statutes, regulations, rulings and judicial decisions, and assuming the accuracy of certain representations and compliance with certain covenants and requirements described herein, interest (and original issue discount) on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals. However, it should be noted that, with respect to applicable corporations as defined in Section 59(k) of the Internal Revenue Code of 1986, as amended (the "Code"), generally certain corporations with more than $1,000,000,000 of average annual adjusted financial statement income, interest (and original issue discount) with respect to the Bonds might be taken into account in determining adjusted financial statement income for purposes of computing the alternative minimum tax imposed by Section 55 of the Code on such corporations. In the further opinion of Bond Counsel, interest (and original issue discount) on the Bonds is exempt from State of California personal income tax.

The excess of the stated redemption price at maturity of a Bond over the issue price of a Bond (the first price at which a substantial amount of the Bonds of a maturity is to be sold to the public) constitutes original issue discount. Original issue discount accrues under a constant yield method, and original issue discount will accrue to a Beneficial Owner before receipt of cash attributable to such excludable income. The amount of original issue discount deemed received by the Beneficial Owner will increase the Beneficial Owner's basis in the applicable Bond.

Bond Counsel's opinion as to the exclusion from gross income of interest (and original issue discount) on the Bonds is based upon certain representations of fact and certifications made by the District, the City and others and is subject to the condition that the District, the City and others making such representations comply

with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds to assure that interest (and original issue discount) on the Bonds will not become includable in gross income for federal income tax purposes. Failure to comply with such requirements of the Code might cause the interest (and original issue discount) on the Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds. The District and the City will covenant to comply with all such requirements.

The amount by which a Beneficial Owner's original basis for determining loss on sale or exchange in the applicable Bond (generally, the purchase price) exceeds the amount payable on maturity (or on an earlier call date) constitutes amortizable Bond premium, which must be amortized under Section 171 of the Code; such amortizable Bond premium reduces the Beneficial Owner's basis in the applicable Bond (and the amount of tax-exempt interest received), and is not deductible for federal income tax purposes. The basis reduction as a result of the amortization of Bond premium may result in a Beneficial Owner realizing a taxable gain when a Bond is sold by the Beneficial Owner for an amount equal to or less (under certain circumstances) than the original cost of the Bond to the Beneficial Owner. Purchasers of the Bonds should consult their own tax advisors as to the treatment, computation and collateral consequences of amortizable Bond premium.

The Internal Revenue Service (the "IRS") has initiated an expanded program for the auditing of tax-exempt bond issues, including both random and targeted audits. It is possible that the Bonds will be selected for audit by the IRS. It is also possible that the market value of the Bonds might be affected as a result of such an audit of the Bonds (or by an audit of other similar bonds). No assurance can be given that in the course of an audit, as a result of an audit, or otherwise, Congress or the IRS might not change the Code (or interpretation thereof) subsequent to the issuance of the Bonds to the extent that it adversely affects the exclusion from gross income of interest (and original issue discount) on the Bonds or their market value.

SUBSEQUENT TO THE ISSUANCE OF THE BONDS THERE MIGHT BE FEDERAL, STATE, OR LOCAL STATUTORY CHANGES (OR JUDICIAL OR REGULATORY CHANGES TO OR INTERPRETATIONS OF FEDERAL, STATE, OR LOCAL LAW) THAT AFFECT THE FEDERAL, STATE, OR LOCAL TAX TREATMENT OF THE BONDS INCLUDING THE IMPOSITION OF ADDITIONAL FEDERAL INCOME OR STATE TAXES BEING IMPOSED ON OWNERS OF TAX-EXEMPT STATE OR LOCAL OBLIGATIONS, SUCH AS THE BONDS. THESE CHANGES COULD ADVERSELY AFFECT THE MARKET VALUE OR LIQUIDITY OF THE BONDS. NO ASSURANCE CAN BE GIVEN THAT SUBSEQUENT TO THE ISSUANCE OF THE BONDS STATUTORY CHANGES WILL NOT BE INTRODUCED OR ENACTED OR JUDICIAL OR REGULATORY INTERPRETATIONS WILL NOT OCCUR HAVING THE EFFECTS DESCRIBED ABOVE. BEFORE PURCHASING ANY OF THE BONDS, ALL POTENTIAL PURCHASERS SHOULD CONSULT THEIR TAX ADVISORS REGARDING POSSIBLE STATUTORY CHANGES OR JUDICIAL OR REGULATORY CHANGES OR INTERPRETATIONS, AND THEIR COLLATERAL TAX CONSEQUENCES RELATING TO THE BONDS.

Bond Counsel's opinions may be affected by actions taken (or not taken) or events occurring (or not occurring) after the date of issuance of the Bonds. Bond Counsel has not undertaken to determine, or to inform any person, whether any such actions or events are taken or do occur. The Indenture and the Tax Certificate relating to the Bonds permit certain actions to be taken or to be omitted if a favorable opinion of Bond Counsel is provided with respect thereto. Bond Counsel expresses no opinion as to the effect on the exclusion from gross income of interest (and original issue discount) on the Bonds for federal income tax purposes with respect to any Bond if any such action is taken or omitted based upon the advice of counsel other than Stradling Yocca Carlson & Rauth LLP.

Although Bond Counsel will render an opinion that interest (and original issue discount) on the Bonds is excluded from gross income for federal income tax purposes provided that the District and the City continue to comply with certain requirements of the Code, the ownership of the Bonds and the accrual or receipt of interest (and original issue discount) with respect to the Bonds may otherwise affect the tax liability of certain persons. Bond Counsel expresses no opinion regarding any such tax consequences. Accordingly, before purchasing any

of the Bonds, all potential purchasers should consult their tax advisors with respect to collateral tax consequences relating to the Bonds.

Should interest on the Bonds (including any original issue discount) become includable in gross income for federal income tax purposes, the Bonds are not subject to early redemption and will remain outstanding until maturity or until redeemed in accordance with the Indenture.

A copy of the proposed form of opinion of Bond Counsel is attached hereto as Appendix C.

LEGAL OPINION

The legal opinion of Bond Counsel approving the validity of the Bonds, in substantially the form set forth as Appendix C hereto, will be made available to purchasers of the Bonds at the time of original delivery of the Bonds. Certain legal matters will be passed upon for the City and the District by Burke, Williams & Sorensen, LLP, Riverside, California, City Attorney, and for the District by Stradling Yocca Carlson & Rauth LLP, Disclosure Counsel, for the Underwriter by Kutak Rock LLP, Irvine, California, and for the Trustee by its counsel. Bond Counsel undertakes no responsibility to the purchasers of the Bonds for the accuracy, completeness or fairness of this Official Statement.

ABSENCE OF LITIGATION

There is no action, suit, proceeding or investigation at law or in equity before or by any court, public board or body now pending against and notice of which has been received by the City or the District or, to the best knowledge of their respective officers, threatened in writing, seeking to restrain or enjoin the execution or delivery of the Bonds or contesting or affecting the validity of the Bonds or any proceedings of the City or the District taken with respect to the execution and delivery thereof or the pledge or application of the Special Taxes for the payment of the Bonds or the use of the Bond proceeds..

NO RATING

The District has not made, and does not contemplate making, an application to any rating organization for the assignment of a rating on the Bonds.

UNDERWRITING

The Bonds are being purchased by Raymond James & Associates, Inc. (the "Underwriter"). The Underwriter has agreed to purchase the Bonds at a price of $_____ (being the $_____ aggregate principal amount of the Bonds, less an Underwriter's discount of $_____ and plus original issue premium of $_____). The Bond Purchase Agreement relating to the Bonds provides that the Underwriter will purchase all of the Bonds if any are purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in the Bond Purchase Agreement, the approval of certain legal matters by counsel and certain other conditions. The Underwriter's compensation is contingent upon the successful issuance of the Bonds.

Under certain circumstances, the Underwriter may offer and sell the Bonds to certain dealers and others at prices lower or yields higher than those stated on the page immediately following the cover page of this Official Statement. The offering prices may be changed from time to time by the Underwriter.

FINANCIAL INTERESTS

The fees being paid to the Underwriter and its counsel, Bond Counsel, Disclosure Counsel and the Trustee are contingent upon the issuance and delivery of the Bonds. From time to time, Stradling Yocca Carlson & Rauth LLP, represents the Underwriter on matters unrelated to the Bonds.

MUNICIPAL ADVISOR

The District has retained CSG Advisors Incorporated, San Francisco, California, as Municipal Advisor for the sale of the Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or to assume any responsibility for the accuracy, completeness or fairness of the information contained in this Official Statement.

CSG Advisors Incorporated, is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal or other public securities.

MISCELLANEOUS

So far as any statements made in this Official Statement involve matters of opinion, assumptions, projections, anticipated events or estimates, whether or not expressly stated, they are set forth as such and not as presentations of fact, and actual results may differ substantially from those set forth therein. Neither this Official Statement nor any statement that may have been made verbally or in writing is to be construed as a contract with the Owners of the Bonds.

The summaries of certain provisions of the Bonds, statutes and other documents or agreements referred to in this Official Statement do not purport to be complete, and reference is made to each of them for a complete statement of their provisions. Copies are available for review by making requests to the City.

The execution and delivery of this Official Statement by the City Manager of the City has been duly authorized by the City Council of the City acting in its capacity as the legislative body of the District.

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR

By: _____
City Manager of the City of Wildomar

APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR

A Special Tax (all capitalized terms not otherwise defined herein are defined in Section A, "Definitions", below) shall be applicable to each Assessor's Parcel of Taxable Property located within the boundaries of the City of Wildomar Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar ("CFD No. 2022-2"). The amount of Special Tax to be levied in each Fiscal Year on an Assessor's Parcel shall be determined by the City Council of the City of Wildomar, acting in its capacity as the legislative body of CFD No. 2022-2, by applying the appropriate Special Tax for Developed Property, Approved Property, Undeveloped Property, and Provisional Undeveloped Property that is not Exempt Property as set forth below. All of the real property, unless exempted by law or by the provisions hereof in Section F, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Accessory Dwelling Unit" means a residential unit of limited size including a smaller second unit that shares an Assessor's Parcel as a Single Family Residential Property with a stand-alone Residential Unit.

"Acre" or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded parcel map or instrument. The square footage of an Assessor's Parcel is equal to the Acreage multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 2022-2: the costs of computing the Special Taxes and preparing the Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the City or otherwise); the costs of remitting Special Taxes to the Trustee; the costs of the Trustee (including legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 2022-2 or any designee thereof of complying with arbitrage rebate requirements; the costs to the City, CFD No. 2022-2 or any designee thereof of complying with continuing disclosure requirements of the City, CFD No. 2022-2 and any major property owner associated with applicable federal and state securities laws and the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 2022-2 or any designee thereof related to an appeal of the Special Tax; the costs associated with the release of funds from an escrow account; and the City's annual administration fees and third party expenses. Administration Expenses shall also include amounts estimated by the CFD Administrator or advanced by the City or CFD No. 2022-2 for any other administrative purposes of CFD No. 2022-2, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Approved Property" means all Assessor's Parcels of Taxable Property: (i) that are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, (ii) that have an assigned Assessor's Parcel Number from the County shown on an Assessor's Parcel Map for the individual lot included on the Final Map, and (iii) that have not been issued a building permit on or before May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Assessor's Parcel" means a lot or parcel of land designated on an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

"Assessor's Parcel Number" means that number assigned to an Assessor's Parcel by the County for purposes of identification.

"Assigned Special Tax" means the Special Tax of that name described in Section D below.

"Backup Special Tax" means the Special Tax of that name described in Section D below.

"Bonds" means any obligation to repay a sum of money, including obligations in the form of bonds, certificates of participation, long-term leases, loans from government agencies, or loans from banks, other financial institutions, private businesses, or individuals, or long-term contracts, or any refunding thereof, to which the Special Tax of CFD No. 2022-2 has been pledged.

"Building Permit" means the first legal document issued by the City giving official permission for new construction. For purposes of this definition, "Building Permit" may or may not include expired or cancelled building permits, or any subsequent building permit document(s) authorizing new construction on an Assessor's Parcel that are issued or changed by the City after the first original issuance, as determined by the CFD Administrator, provided that following such determination the Maximum Special Tax that may be levied on all Assessor's Parcels of Taxable Property will be at least 1.1 times annual debt service on all outstanding Bonds plus the estimated annual Administrative Expenses.

"Building Square Footage" or **"BSF"** means the square footage of assessable internal living space, exclusive of garages or other structures not used as living space, as determined by reference to the Building Permit for such Assessor's Parcel.

"Calendar Year" means the period commencing January 1 of any year and ending the following December 31.

"CFD" or **"CFD No. 2022-2"** means Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar established by the City under the Act.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement, and providing for the levy and collection of the Special Taxes.

"City" means the City of Wildomar, State of California.

"City Council" means the City Council of the City of Wildomar, acting as the legislative body of CFD No. 2022-2.

"Condominium Plan" means a condominium plan pursuant to California Civil Code, Section 6624.

"County" means the County of Riverside, State of California.

"Developed Property" means all Assessor's Parcels that: (i) are included in a Final Map that was recorded prior to the January 1st preceding the Fiscal Year in which the Special Tax is being levied, (ii) have an Assessor's Parcel Number from the County shown on an Assessor's Parcel Map for the individual lot included on the Final Map, and (iii) for which a Building Permit for new construction was issued on or before May 1st preceding the Fiscal Year in which the Special Tax is being levied.

"Exempt Property" means all Assessor's Parcels designated as being exempt from Special Taxes as provided for in Section F.

"Final Map" means a subdivision of property by recordation of a final map, parcel map, or lot line adjustment, pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a Condominium Plan pursuant to California Civil Code Section 6624 that creates individual lots for which Building Permits may be issued without further subdivision.

"Fiscal Year" means the period commencing on July 1st of any year and ending the following June 30th.

"Indenture" means the indenture, fiscal agent agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Land Use Category" means any of the categories listed in Table 1 of Section D.

"Maximum Special Tax" means for each Assessor's Parcel, the maximum Special Tax, determined in accordance with Section D below, that can be levied by CFD No. 2022-2 on such Assessor's Parcel.

"Multifamily Property" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued for the purpose of constructing a building or buildings comprised of attached Residential Units available for rental by the general public, not for sale to an end user, and under common management, as determined by the CFD Administrator.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a Building Permit(s) was issued for a non-residential use. The CFD Administrator shall make the determination if an Assessor's Parcel is Non-Residential Property.

"Partial Prepayment Amount" means the amount required to prepay a portion of the Special Tax obligation for an Assessor's Parcel, as described in Section G.2.

"Prepayment Amount" means the amount required to prepay the Special Tax obligation in full for an Assessor's Parcel, as described in Section G.1.

"Proportionately" means for Taxable Property that is (i) Developed Property, that the ratio of the actual Special Tax levy to the Assigned Special Tax is the same for all Assessor's Parcels of Developed Property, (ii) Approved Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is the same for all Assessor's Parcels of Approved Property, and (iii) Undeveloped Property or Provisional Undeveloped Property, that the ratio of the actual Special Tax levy per Acre to the Maximum Special Tax per Acre is the same for all Assessor's Parcels of Undeveloped Property or Provisional Undeveloped Property, as applicable.

"Provisional Undeveloped Property" means all Assessor's Parcels of Taxable Property that would otherwise be classified as Exempt Property pursuant to the provisions of Section F, but cannot be classified as Exempt Property because to do so would be reduce the Acreage of all Taxable Property below the required minimum Acreage set forth in Section F.

"Residential Property" means all Assessor's Parcels of Developed Property for which a Building Permit has been issued for purposes of constructing one or more Residential Units.

"Residential Unit" or **"RU"** means a residential unit that is used or intended to be used as a domicile by one or more persons, as determined by the CFD Administrator. An Accessory Dwelling Unit that shares an Assessor's Parcel with a Single Family Residential Property shall not be considered a Residential Unit for purposes of this RMA.

"RMA" means this Rate and Method of Apportionment of Special Taxes.

"Single Family Residential Property" means all Assessor's Parcels of Residential Property other than Multifamily Property.

"Special Tax" or **"Special Taxes"** means any of the special taxes authorized to be levied within CFD No. 2022-2 pursuant to the Act to fund the Special Tax Requirement.

"Special Tax Requirement " means the amount required in any Fiscal Year to pay: (i) the debt service or the periodic costs on all outstanding Bonds due in the Calendar Year that commences in such Fiscal Year, (ii) Administrative Expenses, (iii) the costs associated with the release of funds from an escrow account, (iv) any amount required to replenish any reserve funds established in association with the Bonds (provided that the same amount was not previously levied), (v) an amount up to any anticipated shortfall (based on the prior year's delinquency rate) due to Special Tax delinquencies and (vi) for the collection or accumulation of funds for the acquisition or construction of facilities authorized by CFD No. 2022-2 or the payment of debt service on Bonds anticipated to be issued, provided that the inclusion of such amount does not cause an increase in the levy of Special Tax on Approved Property or Undeveloped Property as set forth in Steps Two or Three of Section E., less (vii) any amounts available to pay debt service or other periodic costs on the Bonds pursuant to the Indenture.

"Taxable Property" means all Assessor's Parcels within CFD No. 2022-2, which are not Exempt Property.

"Taxable Unit" means either a Residential Unit or an Acre.

"Trustee" means the trustee, fiscal agent, or paying agent under the Indenture.

"Undeveloped Property" means all Assessor's Parcels of Taxable Property which are not Developed Property, Approved Property, or Provisional Undeveloped Property.

B. SPECIAL TAX

Commencing Fiscal Year 2022-2023 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes on all Taxable Property, up to the applicable Maximum Special Tax, to fund the Special Tax Requirement.

C. ASSIGNMENT TO LAND USE CATEGORY FOR SPECIAL TAX

Each Fiscal Year, beginning with Fiscal Year 2022-2023, each Assessor's Parcel within CFD No. 2022-2 shall be classified as Taxable Property or Exempt Property. In addition, each Assessor's Parcel of Taxable Property shall be further classified as Developed Property, Approved Property, Undeveloped Property or Provisional Undeveloped Property.

Assessor's Parcels of Developed Property shall further be classified as Residential Property or Non-Residential Property. Each Assessor's Parcel of Residential Property shall further be classified as a Single Family Residential Property or Multifamily Property. Each Assessor's Parcel of Single Family Residential Property shall be further assigned to a Land Use Category based on its Building Square Footage.

In the event that there are Assessor's Parcel(s) for which one or more Building Permits for Residential Units have been issued and the County has not yet assigned final Assessor's Parcel Number(s) to such Assessor's Parcel(s) (in accordance with the Final Map or Condominium Plan), the amount of the Special Tax levy on such Assessor's Parcel for each Fiscal Year shall be determined as follows: (1) the CFD Administrator shall first determine an amount of the Maximum Special Tax for such Assessor's Parcel, based on the classification of such Assessor's Parcel as Undeveloped Property; (2) the amount of the Special Tax for the Residential Units on such Assessor's Parcel for which Building Permits have been issued shall be determined based on the Developed Property Special Tax rates and such amount shall be levied as Developed Property in accordance with Step 1 of Section E below; and (3) the amount of the Special Tax on the Taxable Property in such Assessor's Parcel not subject to the Special Tax levy in clause (2) shall be equal to: (A) the percentage of the Maximum Special Tax rate levied on Undeveloped Property pursuant to Step 3 of Section E below, multiplied by the total of the amount determined in clause (1), less (B) the amount determined in clause (2).

D. MAXIMUM SPECIAL TAX

1. Developed Property

The Maximum Special Tax for each Assessor's Parcel of Single Family Residential Property in any Fiscal Year shall be the greater of (i) the Assigned Special Tax for such Assessor's Parcel or (ii) the Backup Special Tax.

The Maximum Special Tax for each Assessor's Parcel of Multifamily Property and Non-Residential Property shall be the applicable Assigned Special Tax described in Table 1 of Section D.

a. Assigned Special Tax

Each Fiscal Year, each Assessor's Parcel of Single Family Residential Property, Multifamily Property or Non-Residential Property shall be subject to an Assigned Special Tax. The Assigned Special Tax for Fiscal Year 2022-2023 applicable to an Assessor's Parcel of Developed Property shall be determined pursuant to Table 1 below.

TABLE 1
ASSIGNED SPECIAL TAX FOR DEVELOPED PROPERTY
FISCAL YEAR 2022-2023

LAND USE CATEGORY	TAXABLE UNIT	BUILDING SQUARE FOOTAGE	ASSIGNED SPECIAL TAX PER TAXABLE UNIT
1. Single Family Residential Property	RU	Less than 1,400 sq. ft	$2,963.00
2. Single Family Residential Property	RU	1,400 sq. ft to 1,600 sq. ft	$2,992.00
3. Single Family Residential Property	RU	Greater than 1,600 sq. ft	$3,300.00
4. Multifamily Property	Acre	N/A	$44,644.00
5. Non-Residential Property	Acre	N/A	$44,644.00

On each July 1, commencing July 1, 2023, the Assigned Special Tax rate for Developed Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

b. Multiple Land Use Categories

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Category. The Maximum Special Tax levied on an Assessor's Parcel shall be the sum of the Maximum Special Tax for each Taxable Unit for all Land Use Categories located on the Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

c. Backup Special Tax

The Backup Special Tax for an Assessor's Parcel within a Final Map classified as Single Family Residential Property shall be $3,453 per Residential Unit.

Notwithstanding the foregoing, if all or any portion of the applicable Final Maps and/or condominium plan contained within the boundaries of CFD No. 2022-2 is subsequently changed or modified, then the Backup Special Tax for Single Family Residential Property or Approved Property in such Final Map or condominium plan area that is changed or modified shall be recalculated as follows:

1. Determine the total Backup Special Taxes anticipated to apply to the changed or modified Final Map or condominium plan area prior to the change or modification.

2. The result of paragraph 1 above shall be divided by the total number of Residential Units constructed and/or anticipated to be constructed within such changed or modified Final Map or condominium plan area, as reasonably determined by the CFD Administrator.

The result of paragraph 2 is the Backup Special Tax per Residential Unit which shall be applicable to Assessor's Parcels of Single Family Residential Property or Approved Property in such changed or modified Final Map or condominium plan area contained within the boundaries of CFD No. 2022-2.

Notwithstanding the foregoing, the Backup Special Tax for an Assessor's Parcel of Developed Property for which a certificate of occupancy has been granted may not be revised.

On each July 1, commencing July 1, 2023, the Backup Special Tax rate shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

2. Approved Property

The Maximum Special Tax for each Assessor's Parcel of Approved Property expected to be classified as Single Family Residential Property shall be the Backup Special Tax computed pursuant to Section D.1.c above.

The Maximum Special Tax for each Assessor's Parcel of Approved Property not expected to be classified as Single Family Residential Property shall be $44,644 per Acre.

On each July 1, commencing July 1, 2023, the Maximum Special Tax rate for Approved Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

3. Undeveloped Property and Provisional Undeveloped Property

The Maximum Special Tax for each Assessor's Parcel of Undeveloped Property and Provisional Undeveloped Property shall be $44,644 per Acre.

On each July 1, commencing July 1, 2023, the Maximum Special Tax rate for Undeveloped Property and Provisional Undeveloped Property shall be increased by two percent (2.00%) of the amount in effect in the prior Fiscal Year.

E. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Commencing Fiscal Year 2022-2023 and for each subsequent Fiscal Year, the City Council shall levy Special Taxes on all Taxable Property in accordance with the following steps:

Step One: Prior to the first issuance of Bonds, the Special Tax shall be levied at 100% of the applicable Assigned Special Tax rates on Developed Property and (ii) subsequent to the first issuance of Bonds, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Assigned Special Tax rates in Table 1 to satisfy the Special Tax Requirement.

Step Two: If additional moneys are needed to satisfy the Special Tax Requirement after the first step has been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Approved Property at up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Three: If additional moneys are needed to satisfy the Special Tax Requirement after the first two steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Step Four: If additional moneys are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the Special Tax levy on each Assessor's Parcel of Developed Property for which the Maximum Special Tax is the Backup Special Tax shall be increased in equal percentages from the Assigned Special Tax up to 100% of the Backup Special Tax as needed to satisfy the Special Tax Requirement.

Step Five: If additional moneys are needed to satisfy the Special Tax Requirement after the first four steps have been completed, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Provisional Undeveloped Property up to 100% of the Maximum Special Tax applicable to each such Assessor's Parcel as needed to satisfy the Special Tax Requirement.

Notwithstanding the above, under no circumstances will the Special Taxes levied in any Fiscal Year against any Assessor's Parcel of Residential Property as a result of a delinquency in the payment of the Special Tax applicable to any other Assessor's Parcel be increased by more than ten percent (10%) above the amount that would have been levied in that Fiscal Year had there never been any such delinquency or default.

F. EXEMPTIONS

The City shall classify as Exempt Property, in the chronological order in which they become exempt, (i) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by the State of California, Federal or other local governments, including school districts, (ii) Assessor's Parcels which are used as places of worship and are exempt from *ad valorem* property taxes because they are owned by a religious organization, (iii) Assessor's Parcels which are owned by, irrevocably offered for dedication, encumbered by or restricted in use by a homeowners' association, (iv) Assessor's Parcels with public or utility easements making impractical their utilization for other than the purposes set forth in the easement, (v) Assessor's Parcels which are privately owned and are encumbered by or restricted solely for public uses, (vi) Assessor's Parcels which are classified as Non-Residential Property or (vii) Assessor's Parcels restricted to other types of public uses determined by the City Council, provided that no such classification would reduce the sum of all Taxable Property to less than 9.47 Acres.

Notwithstanding the above, the City Council shall not classify an Assessor's Parcel as Exempt Property if such classification would reduce the sum of all Taxable Property to less than 9.47 Acres. Assessor's Parcels which cannot be classified as Exempt Property because such classification would reduce the Acreage of all Taxable Property to less than 9.47 Acres will be classified as Provisional Undeveloped Property, and will be subject to Special Tax pursuant to Step Five in Section E.

G. PREPAYMENT OF SPECIAL TAX

The following additional definitions apply to this Section G:

"CFD Facilities" means $8,000,000 expressed in 2022 dollars, which shall increase by the Construction Inflation Index on July 1, 2023, and on each July 1 thereafter, or such lower amount (i) determined by the City Council as sufficient to provide the facilities under the authorized bonding program for CFD No. 2022-2, or (ii) determined by the City Council concurrently with a covenant that it will not issue any more Bonds to finance additional facilities to be supported by Special Tax levied under this RMA.

"Construction Fund" means an account specifically identified in the Indenture or functionally equivalent to hold funds, which are available for expenditure to acquire or construct facilities eligible to be financed by CFD No. 2022-2.

"Construction Inflation Index" means the greater of (i) 2% and (ii) the annual percentage change in the Engineering News-Record Building Cost Index for the city of Los Angeles, measured as of the Calendar Year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the City that is reasonably comparable to the Engineering News-Record Building Cost Index for the City of Los Angeles.

"Future Facilities Costs" means the CFD Facilities minus (i) amounts deposited in the Construction Fund, (ii) amounts deposited in any escrow accounts funded by the Outstanding Bonds and anticipated to fund public facilities costs, and (iii) public facility costs funded by interest earnings on the Construction Fund actually earned prior to the date of prepayment, but in no event shall such amount be less than zero.

"Outstanding Bonds" means all previously issued Bonds issued and secured by the levy of Special Tax which will remain outstanding after the first interest and/or principal payment date following the current Fiscal Year, excluding Bonds to be redeemed at a later date with the proceeds of prior prepayments of Special Tax.

1. Prepayment in Full

The Special Tax obligation may be prepaid and permanently satisfied for (i) Assessor's Parcels of Developed Property, (ii) Assessor's Parcels of Approved Property or Undeveloped Property for which a Building Permit has been issued, (iii) Assessor's Parcels of Approved Property or Undeveloped Property for which a Building Permit has not been issued and (iv) Assessor's Parcels of Provisional Undeveloped Property. The Special Tax obligation applicable to an Assessor's Parcel may be fully prepaid and the obligation to pay the Special Tax for such Assessor's Parcel permanently satisfied as described herein; provided that a prepayment may be made only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation for such Assessor's Parcel shall provide the CFD Administrator with written notice of intent to prepay, and within 5 business days of receipt of such notice, the CFD Administrator shall notify such owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the Prepayment Amount (as defined below) for the Assessor's Parcel. Within 15 days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the Prepayment Amount for the Assessor's Parcel. Prepayment must be made not less than 60 days prior to the redemption date for any Bonds to be redeemed with the proceeds of such prepaid Special Taxes.

The Prepayment Amount shall be calculated as follows (some capitalized terms are defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
less	Reserve Fund Credit
Equals:	Prepayment Amount

The Prepayment Amount shall be determined as of the proposed prepayment date as follows:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.

2. For an Assessor's Parcel of Developed Property, compute the Maximum Special Tax for the Assessor's Parcel. For an Assessor's Parcel of Approved Property or Undeveloped Property for which a Building Permit has been issued, compute the Maximum Special Tax for the Assessor's Parcel as though it was already designated as Developed Property, based upon the Building Permit which has been issued for the Assessor's Parcel. For an Assessor's Parcel of Approved Property or Undeveloped Property for which

a Building Permit has not been issued, or Provisional Undeveloped Property, compute the Maximum Special Tax for the Assessor's Parcel.

3. Divide the Maximum Special Tax derived pursuant to paragraph 2 by the total amount of Maximum Special Taxes that could be levied assuming build out of all Assessor's Parcels of Taxable Property based on the applicable Maximum Special Tax for Assessor's Parcels of Developed Property not including any Assessor's Parcels for which the Special Tax obligation has been previously prepaid.

4. Multiply the quotient derived pursuant to paragraph 3 by the principal amount of the Outstanding Bonds to determine the amount of Outstanding Bonds to be redeemed with the Prepayment Amount (the "Bond Redemption Amount").

5. Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").

6. Determine the Future Facilities Costs.

7. Multiply the quotient derived pursuant to paragraph 3 by the amount determined pursuant to paragraph 6 to determine the amount of Future Facilities Costs for the Assessor's Parcel (the "Future Facilities Amount").

8. Determine the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds on which Bonds can be redeemed from Special Tax prepayments.

9. Determine the Special Taxes levied on the Assessor's Parcel in the current Fiscal Year which have not yet been paid.

10. Determine the amount the CFD Administrator reasonably expects to derive from the investment of the Bond Redemption Amount and the Redemption Premium from the date of prepayment until the redemption date for the Outstanding Bonds to be redeemed with the Prepayment Amount.

11. Add the amounts derived pursuant to paragraphs 8 and 9 and subtract the amount derived pursuant to paragraph 10 (the "Defeasance Amount").

12. Verify the administrative fees and expenses of the CFD, the cost to invest the Prepayment Amount, the cost of redeeming the Outstanding Bonds, and the cost of recording notices to evidence the prepayment of the Special Tax obligation for the Assessor's Parcel and the redemption of Outstanding Bonds (the "Administrative Fees and Expenses").

13. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero.

14. The Prepayment Amount is equal to the sum of the Bond Redemption Amount, the Redemption Premium, the Future Facilities Amount, the Defeasance Amount and the Administrative Fees and Expenses, less the Reserve Fund Credit.

15. From the Prepayment Amount, the Bond Redemption Amount, the Redemption Premium, and Defeasance Amount shall be deposited into the appropriate fund as established under the Indenture and be

used to redeem Outstanding Bonds or make debt service payments. The Future Facilities Amount shall be deposited into the Construction Fund. The Administrative Fees and Expenses shall be retained by the CFD.

The Prepayment Amount may be sufficient to redeem other than a $5,000 increment of Bonds. In such event, the increment above $5,000 or an integral multiple thereof will be retained in the appropriate fund established under the Indenture to be used with the next redemption from other Special Tax prepayments of Outstanding Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined pursuant to paragraph 9 above, the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for the Assessor's Parcel from the County tax roll. With respect to any Assessor's Parcel for which the Special Tax obligation is prepaid, the City Council shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of Special Tax obligation and the release of the Special Tax lien for the Assessor's Parcel, and the obligation to pay the Special Tax for such Assessor's Parcel shall cease.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Tax that may be levied on all Assessor's Parcels of Taxable Property after the proposed prepayment will be at least 1.1 times maximum annual debt service on the Bonds that will remain outstanding after the prepayment plus the estimated annual Administrative Expenses.

Tenders of Bonds in prepayment of the Special Tax obligation may be accepted upon the terms and conditions established by the City Council pursuant to the Act. However, the use of Bond tenders shall only be allowed on a case-by-case basis as specifically approved by the City Council.

2. Prepayment in Part

The Special Tax obligation for an Assessor's Parcel of Developed Property, Approved Property, Undeveloped Property, or Provisional Undeveloped Property may be partially prepaid. For purposes of determining the Partial Prepayment Amount, the provisions of Section G.1 shall be modified as provided by the following formula:

$$PP = ((P_E - A) \times F) + A$$

These terms have the following meaning:

PP = Partial Prepayment Amount
P_E = the Prepayment Amount calculated according to Section G.1
F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax obligation
A = the Administrative Fees and Expenses determined pursuant to Section G.1

The owner of an Assessor's Parcel who desires to partially prepay the Special Tax obligation for the Assessor's Parcel shall notify the CFD Administrator of (i) such owner's intent to partially prepay the Special Tax obligation, (ii) the percentage of the Special Tax obligation such owner wishes to prepay, and (iii) the company or agency that will be acting as the escrow agent, if any. Within 5 days of receipt of such notice, the CFD Administrator shall notify such property owner of the amount of the non-refundable deposit determined to cover the cost to be incurred by the CFD in calculating the Partial Prepayment Amount. Within 15 business days of receipt of such non-refundable deposit, the CFD Administrator shall notify such owner of the amount of the Partial Prepayment Amount for the Assessor's Parcel. A Partial Prepayment Amount must be made not less than 60 days prior to the redemption date for the Outstanding Bonds to be redeemed with the proceeds of the Partial Prepayment Amount.

With respect to any Assessor's Parcel for which the Special Tax obligation is partially prepaid, the CFD Administrator shall (i) distribute the Partial Prepayment Amount as provided in Paragraph 15 of Section G.1,

and (ii) indicate in the records of the CFD that there has been a partial prepayment for the Assessor's Parcel and that a portion of the Special Tax obligation equal to the remaining percentage (1.00 - F) of the applicable Special Tax will continue to be levied on the Assessor's Parcel pursuant to Section E.

H. TERMINATION OF SPECIAL TAX

For each Fiscal Year that any Bonds are outstanding the Special Tax shall be levied on all Assessor's Parcels subject to the Special Tax pursuant to Section E. The Special Tax shall cease not later than the 2064-2065 Fiscal Year, however, Special Taxes will cease to be levied in an earlier Fiscal Year if the CFD Administrator has determined (i) that all the required interest and principal payments on the CFD No. 2022-2 Bonds have been paid; (ii) all authorized facilities of CFD No. 2022-2 have been acquired and all reimbursements to the developer have been paid, (iii) no delinquent Special Taxes remain uncollected and (iv) all other obligations of CFD No. 2022-2 have been satisfied.

I. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes, provided, however, that CFD No. 2022-2 may collect Special Taxes at a different time or in a different manner if necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels as permitted by the Act.

J. APPEALS OF SPECIAL TAXES

Any taxpayer may file a written appeal of the Special Taxes levied on his/her Assessor's Parcel(s) with the CFD Administrator, provided that the appellant is current in his/her payments of Special Taxes. During pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, the CFD Administrator shall grant a credit to eliminate or reduce future Special Taxes on the appellant's Assessor's Parcel(s). No refunds of previously paid Special Taxes shall be made unless approved by the CFD Administrator.

The CFD Administrator shall interpret this RMA and make determinations relative to the annual levy and administration of the Special Taxes and any taxpayer who appeals, as herein specified.

APPENDIX B

CERTAIN ECONOMIC AND DEMOGRAPHIC INFORMATION

The following information relating to the City of Wildomar (the "City") and the County of Riverside, California (the "County"), California (the "State") is supplied solely for purposes of information. Neither the City nor the County is obligated in any manner to pay principal of or interest on the Bonds or to cure any delinquency or default on the Bonds. The Bonds are payable solely from the sources described in the Official Statement.

General

The City was founded in 1886 and incorporated as a general law city effective July 1, 2008 in Riverside County. The City encompasses approximately 24 square miles along Interstate 15 in Riverside County.

Population

The following table offers population figures for the City and the County for 2020 through 2024.

Area	*2020*	*2021*	*2022*	*2023*	*2024*
City of Wildomar	36,963	36,646	36,306	36,093	36,327
County of Riverside	2,440,719	2,419,165	2,427,832	2,428,580	2,442,378

Source: California State Department of Finance, Demographic Research Unit. 2010 Census Benchmark for 2020 and 2020 Census Benchmark for 2021 through 2024

Building Activity

The following tables provide summaries of the building permit valuations and the number of new dwelling units authorized in the City and County from 2019 through 2023.

BUILDING PERMIT VALUATIONS
City of Wildomar
2019-2023
(Dollars in Thousands)

	2019	*2020*	*2021*	*2022*	*2023*
Valuation ($000):					
Residential	$ 1,136,789	$12,585,611	$15,563,559	$17,373,268	$ 5,254,037
Non-residential	1,392,516	20,283,426	2,750,536	23,721,559	655,114
Total*	$ 2,529,305	$32,869,037	$18,314,095	$41,094,827	$ 5,909,151
Residential Units:					
Single family	7	50	52	61	6
Multiple family	0	0	0	23	26
Total	7	50	52	84	32

* Totals may not add to sums because of rounding.
Source: Construction Industry Research Board.

BUILDING PERMIT VALUATIONS
County of Riverside
2019-2023
(Dollars in Thousands)

	2019	*2020*	*2021*	*2022*	*2023*
Valuation ($000):					
Residential	$2,275,405	$2,519,303	$2,262,642	$2,921,112	$3,306,086
Non-residential	1,285,856	1,153,778	1,154,998	1,701,615	1,676,498
Total*	$3,561,261	$3,673,081	$3,417,640	$4,622,727	$4,982,584
Residential Units:					
Single family	6,563	8,443	7,360	8,863	8,894
Multiple family	1,798	723	1,126	2,861	6,428
Total	8,361	9,166	8,486	11,724	15,322

* Totals may not add to sums because of rounding.
Source: Construction Industry Research Board.

Employment

The following tables show the largest employers located in the City and the County as of June 30, 2024.

LARGEST EMPLOYERS
City of Wildomar
(as of June 30, 2024)

Rank	*Name of Business*	*Employees*	*Type of Business*
1.	Lake Elsinore Unified School District	2,381	School District
2.	Inland Valley Medical Center	945	Medical Center
3.	Southern California Edison	232	Utilities Company
4.	Cornerstone Community Church & School	130	Religious Center
5.	Stater Bros Markets	124	Supermarket
6.	Kaiser Permanente Wildomar Medical Offices	120	Medical Offices
7.	Albertson's	105	Supermarket
8.	Animal Friends of the valleys	83	Animal Clinic
9.	Wildomar Senior Leisure Community	67	Assisted Living Facility
10.	FCP Inc.	62	Industrial Business

Source: City of Wildomar Comprehensive Annual Financial Report for the year ending June 30, 2024.

LARGEST EMPLOYERS
County of Riverside
(as of June 30, 2024)

Rank	*Name of Business*	*Employees*	*Type of Business*
1.	County of Riverside	23,722	County Government
2.	Amazon	14,317	E-Commerce
3	University of California-Riverside	8,593	University
4.	State of California	8,398	State Government
5.	Walmart	6,465	Retail Company
6.	Moreno Valley Unified School District	6,020	School District
7.	Kaiser Permanente Riverside Medical Center	5,817	Medical Center
8.	Riverside Unified School District	5,431	School District
9.	Stater Brothers Market	4,990	Retail
10.	Mt. San Jacinto Community College District	4,638	School District

Source: County of Riverside Comprehensive Annual Financial Report for the year ending June 30, 2024.

Employment and Industry

Employment data by industry is not separately reported on an annual basis for the City but is compiled for the Riverside-San Bernardino-Ontario Metropolitan Statistical Area (the "MSA"), which includes all of Riverside and San Bernardino Counties. In addition to varied manufacturing employment, the MSA has large and growing commercial and service sector employment, as reflected in the table below.

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The following table represents the Annual Average Labor Force and Industry Employment for the period from 2019 through 2023.

RIVERSIDE-SAN BERNARDINO-ONTARIO METROPOLITAN STATISTICAL AREA
INDUSTRY EMPLOYMENT & LABOR FORCE - BY ANNUAL AVERAGE

	2019	***2020***	***2021***	***2022***	***2023***
Civilian Labor Force[(1)]	2,071,600	2,091,700	2,120,600	2,148,700	2,171,500
Employment	1,987,500	1,885,400	1,964,300	2,058,400	2,068,800
Unemployment	84,000	206,200	156,300	90,200	102,700
Unemployment Rate	4.1%	9.9%	7.4%	4.2%	4.7%
Wage and Salary Employment:[(2)]	15,400	14,100	13,700	13,800	
Agriculture	1,200	1,300	1,400	1,500	13,100
Mining and Logging	107,200	104,900	110,100	114,700	1,500
Construction	101,300	96,000	96,100	100,000	115,700
Manufacturing	67,700	65,600	67,400	69,500	98,900
Wholesale Trade	180,700	168,800	177,000	181,000	68,700
Retail Trade	146,600	172,500	198,800	214,400	182,700
Transportation, Warehousing and Utilities	14,100	12,400	12,500	13,000	205,100
Information	24,800	24,600	24,400	23,800	13,300
Finance and Insurance	20,200	19,500	20,700	22,200	22,300
Real Estate and Rental and Leasing	155,300	152,100	166,600	173,900	22,500
Professional and Business Services	250,300	248,800	254,300	267,500	164,800
Educational and Health Services	175,900	141,300	160,200	180,900	287,500
Leisure and Hospitality	46,200	40,200	43,600	47,400	186,500
Other Services	21,100	22,100	21,100	20,900	49,300
Federal Government	31,100	31,300	30,400	28,400	21,200
State Government	209,000	194,600	190,500	200,700	28,800
Local Government	209,000	194,600	190,500	200,300	210,900
Total All Industries	1,568,100	1,509,900	1,588,800	1,673,500	1,692,900

(1) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

Source: State of California, Employment Development Department.

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The following table summarizes the labor force, employment and unemployment figures for the period from 2019 through 2023 for the City, the County, the State and the nation as a whole.

CITY OF WILDOMAR,
COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA AND UNITED STATES
Average Annual Civilian Labor Force, Employment and Unemployment

Year and Area	*Labor Force*	*Employment*[(1)]	*Unemployment*[(2)]	*Unemployment Rate (%)*[(3)]
2019				
City of Wildomar	30,800	29,600	1,200	3.9%
County of Riverside	1,104,000	1,057,900	46,100	4.2
State of California	19,411,600	18,627,400	784,200	4.0
United States	163,539,000	157,538,000	6,001,000	3.7
2020				
City of Wildomar	31,300	28,100	3,100	10.1%
County of Riverside	1,107,700	997,700	110,000	9.9
State of California	18,821,200	16,913,100	1,908,100	10.1
United States	160,472,000	147,795,000	12,947,000	8.1
2021				
City of Wildomar	30,100	27,800	2,300	7.6%
County of Riverside	1,129,600	1,046,700	82,800	7.3
State of California	18,923,200	17,541,900	1,381,200	7.3
United States	161,204,000	152,581,000	8,623,000	5.3
2022				
City of Wildomar	30,700	29,400	1,300	4.2%
County of Riverside	1,152,100	1,104,100	48,000	4.2
State of California	19,252,000	18,440,900	811,100	4.2
United States	164,287,000	158,291,000	5,996,000	3.6
2023				
City of Wildomar	18,000	17,200	800	4.4%
County of Riverside	1,157,900	1,102,300	55,600	4.8
State of California	19,308,300	18,388,300	920,000	4.8
United States	167,116,000	161,037,000	6,080,000	3.6

Note: Data is not seasonally adjusted.
(1) Annual averages, unless otherwise specified.
(2) Includes persons involved in labor-management trade disputes.
(3) The unemployment rate is computed from unrounded data; therefore, it may differ from rates computed from rounded figures in this table.
Source: U.S. Department of Labor – Bureau of Labor Statistics, California Employment Development Department. 2023 Benchmark.

Personal Income

Personal Income is the income that is received by all persons from all sources. It is calculated as the sum of wage and salary disbursements, supplements to wages and salaries, proprietors' income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend income, personal interest income, and personal current transfer receipts, less contributions for government social insurance.

The personal income of an area is the income that is received by, or on behalf of, all the individuals who live in the area; therefore, the estimates of personal income are presented by the place of residence of the income recipients.

Total personal income in Riverside County increased by 76.1% between 2013 and 2023. The following tables summarize personal income for Riverside County for 2013 through 2023.

PERSONAL INCOME
Riverside County
2013-2023
(Dollars in Thousands)

Year	*Riverside County*	*Annual Percent Change*
2013	$76,069,949	2.7%
2014	79,630,223	4.7
2015	84,597,340	6.2
2016	88,997,439	5.2
2017	92,451,456	3.9
2018	96,994,918	4.9
2019	103,647,288	6.9
2020	115,370,344	11.3
2021	126,493,256	9.6
2022	126,174,731	-0.3
2023	133,968,557	6.2

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

The following table summarizes per capita personal income for Riverside County, California and the United States for 2013-2023. This measure of income is calculated as the personal income of the residents of the area divided by the resident population of the area.

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PER CAPITA PERSONAL INCOME
Riverside County, State of California and the United States
2013-2023

Year	*Riverside County*	*California*	*United States*
2013	$33,565	$48,076	$44,401
2014	34,786	50,619	46,287
2015	36,590	53,817	48,060
2016	38,050	55,863	48,971
2017	39,060	58,214	51,004
2018	40,582	60,984	53,309
2019	43,086	64,219	55,566
2020	47,615	70,098	59,123
2021	51,558	76,882	64,460
2022	50,995	76,941	66,244
2023	53,750	81,255	69,810

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Taxable Sales

The table below presents taxable sales for the years 2019 through 2023 for the City.

TAXABLE SALES
City of Wildomar
2019-2023
(Dollars in Thousands)

Year	*Permits*	*Taxable Transactions*
2019	713	$ 176,945,036
2020	780	176,000,837
2021	676	223,006,883
2022	727	266,301,085
2023	777	262,619,293

Source: Taxable Sales in California, California Department of Tax and Fee Administration for 2019-2023.

The table below presents taxable sales for the years 2019 through 2023 for the County.

TAXABLE SALES
County of Riverside
2019-2023
(Dollars in Thousands)

Year	*Permits*	*Taxable Transactions*
2019	64,063	$40,626,998
2020	69,284	42,313,474
2021	64,335	55,535,196
2022	66,738	62,117,153
2023	68,670	61,094,594

Source: Taxable Sales in California, California Department of Tax and Fee Administration for 2019-2023.

APPENDIX C

FORM OF OPINION OF BOND COUNSEL

Upon issuance of the Bonds, Stradling Yocca Carlson & Rauth LLP, Bond Counsel, proposes to render its final approving opinion in substantially the following form:

April __, 2025

Community Facilities District No. 2022-2 (Horizon Place)
of the City of Wildomar
Wildomar, California

Re: *$_____ Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025*

Ladies and Gentlemen:

We have examined the Constitution and the laws of the State of California, a certified record of the proceedings of the City of Wildomar (the "City") taken in connection with the formation of Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "District") and the authorization and issuance of the District's Special Tax Bonds, Series 2025 in the aggregate principal amount of $_____ (the "Bonds") and such other information and documents as we consider necessary to render this opinion. In rendering this opinion, we have relied upon certain representations of fact and certifications made by the District, the City, the initial purchasers of the Bonds and others. We have not undertaken to verify through independent investigation the accuracy of the representations and certifications relied upon by us.

The Bonds have been issued pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (comprising Chapter 2.5 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California), a resolution adopted by the City Council of the City, acting in its capacity as the legislative body of the District (the "City Council") on March 12, 2025 (the "Resolution"), and a Bond Indenture (the "Indenture") dated as of April 1, 2025, by and between the District and Wilmington Trust, National Association, as trustee (the "Trustee"). All capitalized terms not defined herein shall have the meaning set forth in the Indenture.

Based upon our examination of the foregoing, and in reliance thereon and on all matters of fact as we deem relevant under the circumstances, and upon consideration of applicable laws, we are of the opinion that:

(1) The Bonds have been duly and validly authorized by the District and are legal, valid and binding limited obligations of the District, enforceable in accordance with their terms and the terms of the Indenture. The Bonds are limited obligations of the District but are not a debt of the City, the State of California or any other political subdivision thereof within the meaning of any constitutional or statutory limitation, and, except for the Net Taxes, neither the faith and credit nor the taxing power of the City, the State of California, or any of its political subdivisions is pledged for the payment thereof.

(2) The Indenture has been duly executed and delivered by the District. The Indenture creates a valid pledge of, and the Bonds are secured by, the Net Taxes and the amounts on deposit in certain funds and accounts established under the Indenture, as and to the extent provided in the Indenture. The Indenture is enforceable in accordance with its terms; provided, however, we express no opinion as to the enforceability of the covenant of the District contained in the Indenture to levy Special Taxes for the payment of Administrative Expenses or as to indemnification, penalty, contribution, choice of law, choice of forum or waiver provisions contained therein.

(3) Under existing statutes, regulations, rulings and judicial decisions, interest (and original issue discount) on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of calculating the federal alternative minimum tax imposed on individuals; however, it should be noted that, with respect to applicable corporations as defined in Section 59(k) of the Internal Revenue Code of 1986, as amended (the "Code"), interest (and original issue discount) with respect to the Bonds might be taken into account in determining adjusted financial statement income for purposes of computing the alternative minimum tax imposed on such corporations.

(4) Interest (and original issue discount) on the Bonds is exempt from State of California personal income tax.

(5) The difference between the issue price of a Bond (the first price at which a substantial amount of the Bonds of a maturity are to be sold to the public) and the stated redemption price at maturity with respect to such Bond constitutes original issue discount. Original issue discount accrues under a constant yield method, and original issue discount will accrue to a Bond Owner before receipt of cash attributable to such excludable income. The amount of original issue discount deemed received by a Bond Owner will increase the Bond Owner's basis in the applicable Bond.

(6) The amount by which a Bond Owner's original basis for determining loss on sale or exchange in the applicable Bond (generally the purchase price) exceeds the amount payable on maturity (or on an earlier call date) constitutes amortizable Bond premium which must be amortized under Section 171 of the Code; such amortizable Bond premium reduces the Bond Owner's basis in the applicable Bond (and the amount of tax-exempt interest received), and is not deductible for federal income tax purposes. The basis reduction as a result of the amortization of Bond premium may result in a Bond Owner realizing a taxable gain when a Bond is sold by the Owner for an amount equal to or less (under certain circumstances) than the original cost of the Bond to the Owner.

The opinion expressed in paragraph (3) above as to the exclusion from gross income for federal income tax purposes of interest (and original issue discount) on the Bonds is subject to the condition that the District and the City comply with all requirements of the Code, that must be satisfied subsequent to the issuance of the Bonds to assure that such interest (and original issue discount) will not become includable in gross income for federal income tax purposes. Failure to comply with such requirements of the Code might cause interest (and original issue discount) on the Bonds to be included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds. The District and the City have covenanted to comply with all such requirements. Except as set forth in paragraphs (3), (4), (5) and (6) above, we express no opinion as to any tax consequences related to the Bonds.

Certain agreements, requirements and procedures contained or referred to in the Indenture, the Tax Certificate executed by the District and the City and other documents related to the Bonds may be changed and certain actions may be taken or omitted, under the circumstances and subject to the terms and conditions set forth in such documents. We express no opinion as to the effect on the exclusion from gross income for federal income tax purposes of interest (and original issue discount) on any Bond if any such change occurs or action is taken or omitted upon advice or approval of bond counsel other than Stradling Yocca Carlson & Rauth LLP.

Our opinion is limited to matters governed by the laws of the State of California and federal law. We assume no responsibility with respect to the applicability or the effect of the laws of any other jurisdiction. We call attention to the fact that the rights and obligations under the Bonds, the Indenture and the Tax Certificate may be limited by bankruptcy, insolvency, reorganization, arrangement, fraudulent conveyance, moratorium and other laws relating to or affecting creditors' rights, by the application of equitable principles and the exercise of judicial discretion in appropriate cases and by the limitations on legal remedies against public agencies in the State of California.

We express no opinion herein as to the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds and expressly disclaim any duty to advise the Owners of the Bonds with respect to matters contained in the Official Statement or other offering material.

The opinions expressed herein are based upon an analysis of existing statutes, regulations, rulings and judicial decisions and cover certain matters not directly addressed by such authorities. Such opinions may be affected by actions taken (or not taken) or events occurring (or not occurring) after the date hereof. We have not undertaken to determine, or to inform any person, whether such actions or events are taken (or not taken) or do occur (or do not occur).

Respectfully submitted,

APPENDIX D

APPRAISAL REPORT

APPENDIX E

SUMMARY OF THE INDENTURE

APPENDIX F

FORM OF DISTRICT CONTINUING DISCLOSURE CERTIFICATE

APPENDIX G

BOOK-ENTRY ONLY SYSTEM

The information in this Appendix concerning DTC and DTC's book-entry only system has been obtained from sources that the District and the Underwriter believe to be reliable, but neither the District nor the Underwriter takes any responsibility for the completeness or accuracy thereof. The following description of the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, premium, if any, accreted value and interest on the Bonds to DTC Participants or Beneficial Owners, confirmation and transfers of beneficial ownership interests in the Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered bond will be issued for each annual maturity of the Bonds, each in the aggregate principal amount of such annual maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Trustee, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Bond Owner shall give notice to elect to have its Bonds purchased or tendered, through its Participant, to the Trustee, and shall effect delivery of such Bonds by causing the Direct Participant to transfer the Participant's interest in the Bonds, on DTC's records, to the Trustee. The requirement for physical delivery of Bonds in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Bonds are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Bonds to the Trustee's DTC account.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, physical certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, bonds will be printed and delivered to DTC.

THE TRUSTEE, AS LONG AS A BOOK-ENTRY ONLY SYSTEM IS USED FOR THE BONDS, WILL SEND ANY NOTICE OF REDEMPTION OR OTHER NOTICES TO OWNERS ONLY TO DTC. ANY FAILURE OF DTC TO ADVISE ANY DTC PARTICIPANT, OR OF ANY DTC PARTICIPANT TO NOTIFY ANY BENEFICIAL OWNER, OF ANY NOTICE AND ITS CONTENT OR EFFECT WILL NOT AFFECT THE VALIDITY OF SUFFICIENCY OF THE PROCEEDINGS RELATING TO THE REDEMPTION OF THE BONDS CALLED FOR REDEMPTION OR OF ANY OTHER ACTION PREMISED ON SUCH NOTICE.

CONTINUING DISCLOSURE CERTIFICATE

THIS CONTINUING DISCLOSURE CERTIFICATE (this "Disclosure Certificate"), dated as of April 1, 2025, is executed and delivered by Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "District") in connection with the issuance of the Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025 (the "Bonds"). The Bonds are being issued pursuant to a resolution adopted by the City Council of the City of Wildomar, acting as the legislative body of the District on March 12, 2025 and a Bond Indenture by and between the District and Wilmington Trust, National Association, as Trustee, dated as of April 1, 2025 (the "Indenture").

The District covenants as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered, for the benefit of the Owners and Beneficial Owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule.

SECTION 2. Definitions. In addition to the definitions set forth in the Indenture and the Rate and Method of Apportionment, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the District pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person who (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bond (including a person holding Bond through a nominee, depository or other intermediary), or (b) is treated as the owner of any Bond for federal income purposes.

"City" shall mean the City of Wildomar, County of Riverside, California.

"Disclosure Representative" shall mean the Administrative Services Director of the City, or such other officer or employee as the District shall designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean, initially, Spicer Consulting Group, LLC, or any successor Dissemination Agent designed in writing by the District.

"EMMA" shall mean the Electronic Municipal Market Access System of the Municipal Securities Rulemaking Board, which can be found at www.emma.msrb.org, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission in the future.

"Financial Obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal

securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Listed Events" shall mean any of the events listed in Section 5 of this Disclosure Certificate.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the Securities and Exchange Commission to receive reports pursuant to the Rule. Until otherwise designated by the MSRB or the Securities and Exchange Commission, filings with the MSRB are to be made through the Electronic Municipal Market Access (EMMA) website of the MSRB, currently located at *http://emma.msrb.org*.

"Official Statement" shall mean the District's official statement with respect to the Bonds.

"Participating Underwriter" shall mean Raymond James & Associates, Inc.

"Rate and Method of Apportionment" means that certain Rate and Method of Apportionment of Special Tax approved pursuant to the Resolution of Formation.

"Resolution of Formation" means the resolutions adopted by the City Council pursuant to which the City Council formed the District.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

(a) Not later than March 31 of each year commencing March 31, 2026, the District shall, or shall cause the Dissemination Agent to, provide to EMMA and the Participating Underwriter an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. If the Dissemination Agent is other than the District, then not later than 15 business days prior to the date referred to in the prior sentence hereof, the District shall provide the Annual Report (in a form suitable for filing with EMMA) to the Dissemination Agent. The Annual Report may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the District may be submitted separately from and later than the balance of the Annual Report, if any, if they are not available by the date required above for the filing of the Annual Report.

(b) In the event that the Dissemination Agent is an entity other than the District, then the provisions of this Section 3(b) shall apply. Not later than fifteen (15) Business Days prior to the date specified in subsection (a) for providing the Annual Report, the District shall provide the Annual Report to the Dissemination Agent. If by fifteen (15) Business Days prior to the due date for an Annual Report the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the District to determine if the District will be filing the Annual Report in compliance with subsection (a). The District shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by it hereunder. The Dissemination Agent may conclusively rely upon such certification of the District and shall have no duty or obligation to review such Annual Report.

(c) If the Dissemination Agent is other than the District and if the Dissemination Agent is unable to verify that an Annual Report has been provided to EMMA by the date required in subsection (a), the Dissemination Agent shall send a notice in a timely manner to EMMA, in the form required by EMMA. If the District acts as its own Dissemination Agent, it shall file a notice with EMMA no later than the date specified in subsection (a) for filing an Annual Report if the District fails to file the Annual Report by that date.

(d) If the Dissemination Agent is other than the District, the Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report the name and address of the repository if other than the MSRB through EMMA; and

(ii) promptly after receipt of the Annual Report, file a report with the District certifying that the Annual Report has been provided to EMMA and the date it was provided.

(e) Notwithstanding any other provision of this Disclosure Certificate, all filings shall be made in accordance with the MSRB's EMMA system or in another manner approved under the Rule.

SECTION 4. Content of Annual Reports. The District's Annual Reports shall contain or include by reference:

(a) Financial Statements. The audited financial statements of the District, if any, for the prior fiscal year, prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the District's audited financial statements, if any are prepared, are not available by the time the Annual Report is required to be filed pursuant to Section 3, the Annual Report shall contain unaudited financial statements, and the audited financial statements shall be filed in the same manner as the Annual Report when they come available.

(b) Financial and Operating Data. The District's Annual Report shall contain or incorporate by reference the following:

(i) the principal amount of Bonds outstanding as of the September 2 preceding the filing of the Annual Report;

(ii) the balance in each fund under the Indenture as of the September 2 preceding the filing of the Annual Report;

(iii) the aggregate assessed valuation of the Taxable Property within the District;

(iv) any changes to the Rate and Method of Apportionment of the Special Tax approved or submitted to the qualified electors for approval prior to the filing of the Annual Report;

(v) a table setting forth the annual Special Tax delinquency rate within the District at June 30 for each fiscal year on which a delinquency exists, listing for each fiscal year the total Special Tax levy, the amount delinquent and the percent delinquent;

(vi) the status of any foreclosure actions being pursued by the District with respect to delinquent Special Taxes within the District; and

(vii) an update of the value-to-lien of the property within the District based on the assessed value and the Special Tax levy for then current fiscal year, which update may be provided in a form similar to Table 2 in the Official Statement; provided that such update need not include overlapping special tax, assessment or general obligation indebtedness.

(c) Any or all of the items listed in (a) or (b) above may be included by specific reference to other documents, including official statements of debt issues of the District or related public entities, which have been submitted to EMMA or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB through EMMA. The District shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, the District shall give, or cause the Dissemination Agent to give, notice to EMMA in a timely manner not in excess of ten (10) business days after the occurrence of any of the following events with respect to the Bonds:

1. principal and interest payment delinquencies;

2. unscheduled draws on debt service reserves reflecting financial difficulties;

3. unscheduled draws on credit enhancements reflecting financial difficulties;

4. substitution of credit or liquidity providers, or their failure to perform;

5. adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB);

6. defeasances;

7. tender offers;

8. bankruptcy, insolvency, receivership or similar proceedings of the obligated person;

9. ratings changes; and

10. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) Additionally, the District shall give or cause the Dissemination Agent to give notice to EMMA in a timely manner not in excess of ten (10) business days after the occurrence of any of the following events with respect to the Bonds, if material:

1. unless described in paragraph 5(a)(5), notices or determinations by the Internal Revenue Service with respect to the tax status of the Bonds or other material events affecting the tax status of the Bonds;

2. merger, consolidation, or acquisition involving the obligated person, or the sale of all or substantially all of the assets of the obligated person other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;

2. appointment of a successor or additional fiscal agent or the change of the name of a fiscal agent;

3. nonpayment related defaults;

4. modifications to the rights of Bondholders;

5. bond calls;

6. release, substitution or sale of property securing repayment of the Bonds; and

7. incurrence of a Financial Obligation of the obligated person, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders.

(c) In the event that the District's fiscal year changes, the District shall report or shall instruct the Dissemination Agent to report such change in the same manner and to the same parties as Listed Events would be reported pursuant to Section 5(a).

(d) The District hereby agrees that the undertaking set forth in this Disclosure Certificate is the responsibility of the District, and the Dissemination Agent, if other than the District, shall not be responsible for determining whether the District's instructions to the Dissemination Agent under this Section comply with the requirements of the Rule.

(e) For purposes of this Disclosure Certificate, any event described in paragraph 5(a)(8) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the District in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the District, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the District.

SECTION 6. Termination of Reporting Obligation. The obligations of the District and the Dissemination Agent under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the District shall give notice of such termination in the same manner as for a Listed Event under Section 5.

SECTION 7. Dissemination Agent. The District may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under the Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be Spicer Consulting Group, LLC. The Dissemination Agent may resign by providing (i) thirty days written notice to the District, and (ii) upon appointment of a new Dissemination Agent hereunder.

SECTION 8. Amendment.

(a) This Disclosure Certificate may be amended, by written agreement of the parties, without the consent of the Owners, and any provision of this Disclosure Certificate may be waived, if all of the following conditions are satisfied: (1) such amendment or waiver is made in connection with a change in circumstances that arises from a change in legal (including regulatory) requirements, a change in law, or a change in the identity, nature or status of the District or the type of business conducted thereby, (2) the undertakings in this Disclosure Certificate as so amended or waived would, in the opinion of a nationally recognized bond counsel, have complied with the requirements of the Rule as of the date of this Disclosure Certificate, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances, and (3) the amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners or (ii) does not, in the determination of the District, materially impair the interests of the Owners or Beneficial Owners of the Bonds.

(b) To the extent any amendment to this Disclosure Certificate results in a change in the type of financial information or operating data provided pursuant to this Disclosure Certificate, the first Annual Report provided thereafter shall include a narrative explanation of the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

(c) If an amendment is made to the basis on which financial statements are prepared, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. Such comparison shall include a quantitative and, to the extent reasonably feasible, qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information.

SECTION 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the District from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the District chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which

is specifically required by this Disclosure Certificate, the District shall have no obligation under this Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the District or the Dissemination Agent to comply with any provision of this Disclosure Certificate, any Owner or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the District and/or the Dissemination Agent to comply with their respective obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Certificate in the event of any failure of the District or the Dissemination Agent to comply with this Disclosure Certificate shall be an action to compel performance.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent. Where an entity other than the District is acting as the Dissemination Agent, the Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the District agrees to indemnify and save the Dissemination Agent and its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of their powers and duties hereunder, including the costs and expenses (including attorney's fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. Any Dissemination Agent shall be paid (i) compensation by the District for its services provided hereunder in accordance with a schedule of fees to be mutually agreed to; and (ii) all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder. The Dissemination Agent shall have no duty or obligation to review any information provided to it by the District pursuant to this Disclosure Certificate. The obligations of the District under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds. No person shall have any right to commence any action against the Dissemination Agent seeking any remedy other than to compel specific performance of this Disclosure Certificate. The Dissemination Agent shall not be liable under any circumstances for monetary damages to any person for any breach under this Disclosure Certificate.

SECTION 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the District, the Dissemination Agent, the Participating Underwriter and Owners and Beneficial Owners from time to time of the Bonds; and it shall create no rights in any other person or entity.

SECTION 13. Merger. Any person succeeding to all or substantially all of the Dissemination Agent's corporate trust business shall be the successor Dissemination Agent without the filing of any paper or any further act.

This Disclosure Certificate is executed as of the date and year first set forth above.

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE) OF THE CITY OF WILDOMAR

By: _____
Heidi Schrader
Disclosure Representative

$_____
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BONDS, SERIES 2025

BOND PURCHASE AGREEMENT

_____, 2025

Community Facilities District No. 2022-2
(Horizon Place)
of the City of Wildomar
23873 Clinton Keith Road, Suite 110,
Wildomar, California 92595
Attention: City Manager

Ladies and Gentlemen:

Raymond James & Associates, Inc., as underwriter (the "Underwriter"), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this "Purchase Agreement") with Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "Community Facilities District"), which upon acceptance will be binding upon the Underwriter and the Community Facilities District. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the Community Facilities District satisfying all of the obligations imposed upon it under this Purchase Agreement. This offer is made subject to the Community Facilities District's acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 11:59 p.m., local time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the Community Facilities District at any time prior to the acceptance hereof by the Community Facilities District. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Bond Indenture, dated as of April 1, 2025 (the "Indenture"), by and between the Community Facilities District and Wilmington Trust, National Association, as trustee (the "Trustee").

1. Purchase, Sale and Delivery of the Bonds.

Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the Community Facilities District and the Community Facilities District hereby agrees to sell to the Underwriter all (but not less than all) of the $_____ aggregate principal amount of Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025 (the "Bonds"), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Exhibit A hereto. The purchase price for the Bonds shall be $_____ (being 100% of the aggregate principal amount thereof, plus original issue premium of $_____ and less an Underwriter's discount of $_____).

2. The Bonds. The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Net Taxes and certain other funds pledged therefor as provided in, the Indenture, the Preliminary Official Statement (as hereinafter defined), and the Mello-Roos Community Facilities Act of 1982, as amended (Section 53311 *et seq.* of the Government Code of the State of California (the "State")) (the "Community Facilities District Act"). The issuance of the Bonds has been duly authorized by the City Council of the City of Wildomar (the "City"), as the legislative body for the Community Facilities District, pursuant to a resolution adopted on _____, 2025 (the "Community Facilities District Resolution of Issuance").

The proceeds of the Bonds will be used to: (i) finance certain public improvements benefitting the development within the Community Facilities District, including public improvements to be owned by the City, water and sewer facilities to be owned and operated by the Elsinore Valley Municipal Water District and school facilities to be owned and operated by the Lake Elsinore Unified School District; (ii) fund a reserve account for the Bonds; and (iii) pay costs of issuance for the Bonds.

3. Public Offering and Establishment of Issue Price.

A. The Underwriter agrees to make a bona fide public offering of all of the Bonds initially at the public offering prices (or yields) set forth in Exhibit A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the marketing of the Bonds subject to this Section 3, provided that the Underwriter shall not change the interest rates set forth in Exhibit A. The Bonds will be offered and sold to certain dealers at prices lower than such initial offering prices.

The Community Facilities District hereby acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the Community Facilities District herein, and the Community Facilities District shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation, warranty or agreement made by the Community Facilities District herein is incorrect in any material respect.

The Community Facilities District knowledges and agrees that with respect to the transaction contemplated hereby: (i) the Underwriter is not acting as a municipal advisor within the meaning of Section 15B of the Securities Exchange Act, as amended; (ii) the primary role of the Underwriter, as an underwriter, is to purchase securities, for resale to investors, in an arm's length commercial transaction between the Community Facilities District and the Underwriter and the Underwriter has financial and other interests that differ from those of the Community Facilities District; (iii) the Underwriter is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary to the Community Facilities District and has not assumed any advisory or fiduciary responsibility to the Community Facilities District (irrespective of whether the Underwriter has provided other services or is currently providing other services to the Community Facilities District on other matters); (iv) the only obligations the Underwriter has to the Community Facilities District with respect to the transaction contemplated hereby are expressly set forth in this Purchase Agreement; and (v) the Community Facilities District has consulted its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it has deemed appropriate. The Community Facilities District acknowledges that it has previously provided the Underwriter with an acknowledgement of receipt of the required Underwriter disclosure under Rule

G-17 of the Municipal Securities Rulemaking Board ("MSRB"). The Community Facilities District further acknowledges and represents that it has engaged CSG Advisors Incorporated (the "Municipal Advisor") as its municipal advisor within the meaning of Section 15B of the Securities Exchange Act, as amended, and will rely solely on the financial advice of the Municipal Advisor with respect to the Bonds.

B. The Underwriter agrees to assist the Community Facilities District in establishing the issue price of the Bonds and shall execute and deliver to the Community Facilities District at Closing (as defined below) an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form set forth in Exhibit E, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Community Facilities District and Bond Counsel (as such term is defined below), to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the Community Facilities District under this section to establish the issue price of the Bonds may be taken on behalf of the Community Facilities District by the Municipal Advisor and any notice or report to be provided to the Community Facilities District may be provided to the Municipal Advisor.

C. Except as otherwise set forth in Exhibit A, the Community Facilities District will treat the first price at which 10% of each maturity of the Bonds (the "10% test"), identified under the column "10% Test Used" in Exhibit A, is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the Community Facilities District the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the Community Facilities District the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either: (i) the Underwriter has sold all of the Bonds of that maturity; or (ii), the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon the request of the Community Facilities District or Bond Counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds. For clarity, and notwithstanding any other condition to Closing set forth in this Purchase Agreement, the sale of 10% of each maturity of the Bonds to the public prior to the Closing Date shall not be a condition to Closing.

D. The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit A. Exhibit A also sets forth, identified under the column "Hold the Offering Price Rule Used," as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the Community Facilities District and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the Community Facilities District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

1. the close of the fifth (5th) business day after the sale date; or

2. the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the Community Facilities District promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

E. The Underwriter confirms that:

(1) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, (A) (i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter; (B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and (C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public; and

(2) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

F. The Community Facilities District acknowledges that, in making the representations set forth in this Section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but

not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The Community Facilities District further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

G. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

1. "public" means any person other than an underwriter or a related party;

2. "underwriter" means (A) any person that agrees pursuant to a written contract with the Community Facilities District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third party distribution agreement participating in the initial sale of the Bonds to the public);

3. a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

4. "sale date" means the date of execution of this Purchase Agreement by all parties.

4. The Official Statement.

A. Pursuant to the authorization of the Community Facilities District, the Underwriter has distributed copies of the Preliminary Official Statement dated [POS Date], relating to the Bonds, which, together with the cover page, inside cover page and appendices thereto is herein called the "Preliminary Official Statement." By its acceptance of this Purchase Agreement, the Community Facilities District hereby ratifies the use by the Underwriter of the Preliminary Official Statement, and the Community Facilities District agrees to execute a final official statement relating to the Bonds (the "Official Statement") which will consist of the Preliminary Official Statement with such changes as may be made thereto, with the approval of Stradling Yocca Carlson & Rauth LLP, as Bond Counsel ("Bond Counsel"), and as Disclosure Counsel ("Disclosure Counsel"), and the Underwriter, and to provide copies thereof to the Underwriter as set forth herein. The Community

Facilities District hereby authorizes the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The Community Facilities District further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Indenture, the Continuing Disclosure Certificate executed by the Community Facilities District in connection with the Bonds (the "Continuing Disclosure Certificate"), this Purchase Agreement and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement. This Purchase Agreement, the Indenture, the Bonds, and the Continuing Disclosure Certificate are collectively referred to herein as the "Community Facilities District Documents."

B. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the "Rule"), the Community Facilities District will undertake pursuant to the Continuing Disclosure Certificate, in the form attached as Appendix F to the Official Statement, to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

5. Closing. Except as the Underwriter and the Community Facilities District may otherwise agree, the Community Facilities District will deliver to the Underwriter, at the offices of Bond Counsel in Newport Beach, California, or at such other location as may be mutually agreed upon by the Underwriter and the Community Facilities District, the documents hereinafter mentioned; and the Community Facilities District will deliver to the Underwriter through the facilities of The Depository Trust Company ("DTC"), the Bonds, in definitive form (all Bonds bearing CUSIP numbers), duly executed by the Community Facilities District and authenticated by the Trustee in the manner provided for in the Indenture and the Community Facilities District Act at 8:30 a.m. California time, on [Closing Date] (the "Closing Date"), and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (A) of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the "Closing"). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC. The Bonds shall be made available to the Underwriter at least one (1) business day before the Closing Date for purposes of inspection.

6. Representations, Warranties and Covenants of the Community Facilities District. The Community Facilities District represents, warrants and covenants to the Underwriter on behalf of itself and the City that:

A. The City is duly organized and validly existing as a general law city under the Constitution and laws of the State and has duly authorized the formation of the Community Facilities District, the incurring of bonded indebtedness thereby pursuant to resolutions duly adopted by the City Council (collectively, the "Community Facilities District Formation Resolutions" and, together with the Community Facilities District Resolution of Issuance, the "Community Facilities District Resolutions") and the Community Facilities District Act. The City Council, as the legislative body of the City and the Community Facilities District, has duly adopted the Community Facilities District Formation Resolutions and an ordinance of the City Council levying Special Tax within the Community Facilities District (the "Ordinance"), and has caused to be recorded in the real property records of the County of Riverside, a notice of special tax lien, and any required amendments thereof

(collectively, the "Notice of Special Tax Lien" and, together with the Community Facilities District Formation Resolutions and the Ordinance, the "Formation Documents"), and has duly adopted the Community Facilities District Resolution of Issuance. Each of its Formation Documents remains in full force and effect as of the date hereof and has not been amended or rescinded. The Community Facilities District is duly organized and validly existing as a community facilities district under the laws of the State. The Community Facilities District has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under the Community Facilities District Documents, and to carry out all transactions contemplated by each of such agreements; (ii) to issue, sell and deliver the Bonds as provided herein; and (iii) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the Community Facilities District Documents and the Official Statement.

B. The Community Facilities District and the City, as applicable, have each complied, and will at the Closing Date be in compliance, in all material respects, with the Formation Documents and the Community Facilities District Documents, and any immaterial noncompliance by the Community Facilities District and the City, if any, will not impair the ability of the Community Facilities District and the City, as applicable, to carry out, give effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of the Bonds, the Community Facilities District will continue to comply with the covenants of the Community Facilities District contained in the Community Facilities District Documents.

C. The information in the Preliminary Official Statement and in the Official Statement relating to the Community Facilities District, the City and the Bonds (other than statements therein pertaining to the DTC and its book-entry system, any statement provided by the Underwriter, information under the caption "PROPERTY OWNERSHIP AND THE DEVELOPMENT", and "APPENDIX D - APPRAISAL REPORT", as to which no view is expressed), is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period, the Community Facilities District will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not affect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The Community Facilities District will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term "End of the Underwriting Period" means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the Community Facilities District at or prior to the Closing Date, and shall specify a date (other than the Closing Date) to be deemed the "End of the Underwriting Period."

E. Except as described in the Preliminary Official Statement, the Community Facilities District is not, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, and the performance of its obligations under the Community Facilities District Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the Community Facilities District pursuant to this Purchase Agreement, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the Community Facilities District of its obligations under the Community Facilities District Documents or the performance of the conditions precedent to be performed by the Community Facilities District pursuant to this Purchase Agreement.

F. Except as may be required under the "blue sky" or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the Community Facilities District of its obligations under the Community Facilities District Documents, and the performance of the conditions precedent to be performed by the Community Facilities District pursuant to this Purchase Agreement, have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

G. The Community Facilities District Documents conform in all material respects as to form and tenor to the descriptions thereof contained in the Official Statement.

H. The Bonds are payable from the Net Taxes of the Community Facilities District, as set forth in the Indenture, the levy of which has been duly and validly authorized pursuant to the Community Facilities District Act and the Special Tax within the Community Facilities District will be fixed and levied in an amount which, together with other available funds, is required for the payment of the principal of, and interest on, the Bonds when due and payable, all as provided in the Indenture. The Community Facilities District has covenanted to cause the Special Tax to be levied and collected at the same time and in the same manner as ordinary *ad valorem* property taxes or in such other manner as the City Council shall determine.

I. The Indenture creates a valid first pledge of and lien on the Net Taxes of the Community Facilities District, and in the moneys in the Special Tax Fund, including the Reserve Account therein (the "Reserve Account"), established pursuant to the Indenture, on the terms and conditions set forth in the Indenture.

J. Except as disclosed in the Preliminary Official Statement, there are, to the best of the Community Facilities District's knowledge, no entities with outstanding assessment liens against any of the properties within the Community Facilities District or which are senior to or on a parity with the Special Tax of the Community Facilities District.

K. The information contained in the Preliminary Official Statement and in the Official Statement (other than statements therein pertaining to the DTC and its book-entry system, any statement provided by the Underwriter, information under the caption "PROPERTY OWNERSHIP AND THE DEVELOPMENT", and "APPENDIX D - APPRAISAL REPORT", as to which no view is expressed) is true and correct in all material respects and such information does not and shall not contain any untrue or misleading statement of a material fact or omit to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

L. The Preliminary Official Statement was deemed final by a duly authorized officer of the Community Facilities District prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The Community Facilities District hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the Community Facilities District shall cause a final printed form of the Official Statement to be delivered to the Underwriter in sufficient quantity to comply with Rule 15c2-12, rules of the MSRB and to meet potential customer requests for copies of the Official Statement.

M. At the time of acceptance hereof there is and as of the Closing there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending (written notice of which has been served on the City or the Community Facilities District) or to the best knowledge of the Community Facilities District or the City overtly threatened in writing, in which any such Action: (i) in any way questions the existence of the Community Facilities District or the titles of the officers of the Community Facilities District to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the payment or collection of Special Tax or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the Community Facilities District Documents or the consummation of the transactions on the part of the Community Facilities District contemplated thereby; (iii) contests the exemption of interest on the Bonds from federal or State income taxation, or contests the powers of the Community Facilities District which may result in any material adverse change relating to the financial condition of the Community Facilities District; or (iv) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and as of the time of acceptance hereof there is and, as of the Closing Date, there will be no basis for any action, suit, proceeding, inquiry or investigation of the nature described in clauses (i) through (iv) of this sentence.

N. Any certificate signed on behalf of the Community Facilities District by any officer or employee of the Community Facilities District authorized to do so shall be deemed a representation and warranty by the Community Facilities District to the Underwriter on behalf of itself and the Community Facilities District as to the statements made therein.

O. At or prior to the Closing, the Community Facilities District will have duly authorized, executed and delivered the Continuing Disclosure Certificate in substantially the form

attached as Appendix F to the Official Statement. Based upon a review of its previous undertakings, and except as disclosed in the Preliminary Official Statement, the City and its related entities, including the Community Facilities District, have not failed to comply in all material respects with any previous undertakings with regard to the Rule to provide annual reports or notices of enumerated events in the last five years.

P. The Community Facilities District will apply the proceeds of the Bonds in accordance with the Indenture and as described in the Preliminary Official Statement and Official Statement.

Q. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the Community Facilities District will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Indenture.

R. Between the date of this Purchase Agreement and the date of Closing, the Community Facilities District will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter.

S. The City, on behalf of the Community Facilities District, has adopted local debt policies in accordance with Section 8855(i) of the California Government Code.

The Community Facilities District hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel, Disclosure Counsel and the Underwriter, from time to time prior to the Closing Date.

The Community Facilities District hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the City or the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the Community Facilities District shall constitute a representation by the Community Facilities District to the Underwriter that the representations and warranties contained in this Section 6 with respect to the Community Facilities District and the City are true as of the date hereof.

7. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the Community Facilities District contained herein, to the accuracy in all material respects of the statements of the officers and other officials of the Community Facilities District made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the Community Facilities District of its obligations to be performed hereunder at or prior to the Closing Date, and in reliance upon the representations and covenants of Lennar Homes of California, LLC, a

California limited liability company (the "Developer") contained in the certificate(s) delivered as of the Closing Date, and to the following additional conditions:

A. At the Closing Date, the Community Facilities District Resolutions and the Community Facilities District Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds and with the Bonds, and with the transactions contemplated thereby, and by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate.

B. At the Closing Date, except as described in the Preliminary Official Statement, the Community Facilities District shall not be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, and the performance of the conditions precedent to be performed hereunder will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance of the conditions precedent to be performed by the Community Facilities District hereunder.

C. At the Closing Date, except as described in the Preliminary Official Statement, the Community Facilities District shall not be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, and the performance by the Community Facilities District of its obligations under the Bonds, the Community Facilities District Resolutions, the Community Facilities District Documents, and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed hereunder, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the Community Facilities District of its obligations under the Community Facilities District Documents or the performance of the conditions precedent to be performed by the Community Facilities District hereunder.

D. The information contained in the Official Statement (other than statements therein pertaining to the DTC and its book-entry system, any statement provided by the Underwriter, information under the caption "PROPERTY OWNERSHIP AND THE DEVELOPMENT", and

"APPENDIX D - APPRAISAL REPORT", as to which no view is expressed) is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

E. Between the date hereof and the time for Closing, this Purchase Agreement shall have not been terminated by the Underwriter pursuant to Section 8 hereof.

F. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. The Official Statement, executed on behalf of the Community Facilities District by an authorized officer;

2. The Community Facilities District Documents, each duly executed and delivered by the respective parties thereto, with only such amendments, modifications or supplements as may have been agreed to in writing by the Underwriter;

3. The Community Facilities District Resolutions and the Formation Documents, together with a certificate dated as of the Closing Date of the City Clerk to the effect that such resolutions and documents are true, correct and complete copies of the ones duly adopted by the City Council;

4. An unqualified approving opinion for the Bonds, dated the Closing Date and addressed to the Community Facilities District, of Bond Counsel, to the effect that the Bonds are the valid, legal and binding obligations of the Community Facilities District and that the interest thereon is excluded from gross income for federal income tax purposes and exempt from personal income taxes of the State, in substantially the form included as Appendix C to the Official Statement, together with a letter of Bond Counsel, dated the Closing Date and addressed to the Underwriter and the Trustee, to the effect that such opinion addressed to the Community Facilities District may be relied upon by the Underwriter and the Trustee to the same extent as if such opinion was addressed to it;

5. A supplemental opinion or opinions of Bond Counsel dated the Closing Date and addressed to the Underwriter to the effect that:

(i) this Purchase Agreement and the Continuing Disclosure Certificate have been duly executed and delivered by the Community Facilities District and, assuming due authorization, execution and delivery by the other parties thereto, constitute the valid and binding obligations of the Community Facilities District, except to the extent that enforceability may be limited by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting creditors' rights generally or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases and by limitations on legal remedies against public agencies in the State;

(ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Indenture is exempt from qualification under the Trust Indenture Act of 1939, as amended; and

(iii) the statements contained in the Official Statement under the captions "INTRODUCTION – Source of Payment for the Bonds," "INTRODUCTION – Description of the Bonds," "INTRODUCTION – Tax Exemption," "INTRODUCTION – Parity Bonds for Refunding Purposes Only," "THE BONDS," "SOURCES OF PAYMENT FOR THE BONDS," (except information under the caption "– Special Taxes" as to which no opinion is expressed), "TAX EXEMPTION," Appendix C – "FORM OF OPINION OF BOND COUNSEL" and Appendix E – "SUMMARY OF THE INDENTURE," excluding any material that may be treated as included under such captions by cross-reference or reference to other documents or sources, insofar as such statements expressly summarize certain provisions of the Indenture and Bond Counsel's final approving opinion, are accurate in all material respects.

6. A letter, dated the Closing Date and addressed to the Underwriter, of Disclosure Counsel, to the effect that such counsel is not passing upon and has not undertaken to determine independently or to verify the accuracy or completeness of the statements contained in the Preliminary Official Statement or in the Official Statement, and is, therefore, unable to make any representation to the Underwriter in that regard, but on the basis of its participation in conferences with representatives of the City, the City Attorney, as issuer's counsel, Bond Counsel, the appraisal of the taxable properties within the Community Facilities District with a date of value as of January 6, 2025 (the "Appraisal Report") prepared by Stephen G. White, MAI (the "Appraiser"), Spicer Consulting Group, LLC, Murrieta, California (the "Special Tax Consultant"), the Municipal Advisor, representatives of the Underwriter and others, during which conferences the content of the Preliminary Official Statement and the Official Statement and related matters were discussed, and its examination of certain documents, and, in reliance thereon and based on the information made available to it in its role as Disclosure Counsel and its understanding of applicable law, Disclosure Counsel advises the Underwriter as a matter of fact, but not opinion, that no information has come to the attention of the attorneys in the firm working on such matter which has led them to believe that the Preliminary Official Statement as of its date and the date hereof and the Official Statement as of its date and as of the Closing Date (in each case excluding therefrom the financial and statistical data, forecasts, charts, numbers, estimates, projections, assumptions and expressions of opinion included in the Preliminary Official Statement and the Official Statement, information regarding DTC and its book entry system and the information set forth in Appendices A, B, C, D, E, F and G, as to all of which no opinion is expressed) contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

7. A certificate dated the Closing Date and signed by an authorized representative of the Community Facilities District or an authorized designee, on behalf of the Community Facilities District to the effect that: (i) the representations and warranties made by the Community Facilities District contained herein are true and correct in all material respects on and as of the Closing Date with the same effect as if made on the Closing Date; (ii) the Community Facilities District Documents have been duly authorized and executed and are in full force and effect; (iii) to the best knowledge of such officer, no event has occurred since the date of the Official Statement which should be disclosed in the Official Statement for the purpose for which it is to be used or which it is necessary to disclose therein in order to make the statements and information therein not misleading in any material respect; (iii) the Community Facilities District has complied

with all the agreements and satisfied all the conditions on its part to be satisfied under this Purchase Agreement, the Community Facilities District Resolutions, the Community Facilities District Documents and the Official Statement at or prior to the Closing Date; and (iv) all information in the Official Statement relating to the Community Facilities District (other than information therein provided by the Special Tax Consultant) is true and correct in all material respects as of the date of the Official Statement and as of the Closing Date;

8. An opinion of Burke, Williams & Sorensen, LLP, Riverside, California, City Attorney, dated the date of Closing and addressed to the Underwriter and the Community Facilities District, substantially in the form attached hereto as Exhibit D;

9. A certificate dated the Closing Date from the Appraiser addressed to the Community Facilities District and the Underwriter substantially to the effect that (i) the assumptions made in the Appraisal Report are reasonable; (ii) the Appraisal Report fairly and accurately described, as of the stated date of value, the market values of the properties in the Community Facilities District that are subject to the Special Taxes; (iii) the Appraiser consents to the reproduction of the Appraisal Report as Appendix D to the Preliminary Official Statement and the final Official Statement, each with respect to the Bonds, and to the references to the Appraiser and the Appraisal Report made in the Preliminary Official Statement and the Official Statement; (iv) the Appraisal Report complies with the Appraisal Standards for Land-Secured Financings issued by the California Debt and Investment Advisory Commission dated July, 2004; (v) a true and correct copy of the Appraisal Report is attached as Appendix D to the Preliminary Official Statement and the Official Statement; (vi) to the best of the Appraiser's knowledge, neither the Appraisal Report nor the information in the Preliminary Official Statement or the Official Statement referring to it contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading; and (vii) The Appraiser is aware that acts and events may have occurred since the date of the Appraisal Report which could result in both positive and negative effects on market value, however no events or occurrences have been ascertained by the Appraiser or have come to the Appraiser's attention that, in the Appraiser's opinion, would substantially and adversely impact the estimated market values of the properties in the Community Facilities District that are subject to the Special Taxes set forth in the Appraisal Report; *provided, however*, the Appraiser has not performed any procedures since the date of the Appraisal Report to obtain knowledge of such events or occurrences, the Appraiser is not obligated to perform any such procedures in the future, nor has the Appraiser prepared an updated appraisal of the properties in the Community Facilities District that are subject to the Special Taxes since the date of the Appraisal Report;

10. A certificate dated the Closing Date from the Special Tax Consultant addressed to the Community Facilities District and the Underwriter to the effect that: (i) the Special Tax, if levied and collected in the maximum amounts permitted pursuant to the Rate and Method of Apportionment of Special Tax of the Community Facilities District, as of the Closing Date, would generate at least 110% of the annual debt service payable with respect to the Bonds plus the Administrative Expenses Cap, based on such assumptions and qualifications as shall be acceptable to the Underwriter; (ii) the statements in the Preliminary Official Statement and the Official Statement provided by the Special Tax Consultant concerning the Special Tax and all information supplied by it for use in the Official Statement were as of the date of the Preliminary Official Statement, the date of the Official Statement and are as of the Closing Date true and correct, and do not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading; (iii) all

information supplied by the Special Tax Consultant to the Appraiser is true and correct as of the date of the Preliminary Official Statement and the date of the Official Statement and as of the Closing Date, based on such assumptions as may have been supplied by it; (iv) the information contained in the Appraisal Report with respect to taxes and tax rates applicable, and projected to be applicable, to the property in the Community Facilities District is consistent with such information provided by the Special Tax Consultant to the Appraiser, which information so provided was based on information obtained by the Special Tax Consultant from the Community Facilities District, the Developer and the City; and (v) the Special Tax Consultant is duly authorized to execute and deliver the Continuing Disclosure Certificate in its capacity as dissemination agent thereunder, and the Special Tax Consultant has duly executed and delivered the Continuing Disclosure Certificate;

11. Certified copies of the general resolution of the Trustee authorizing the execution and delivery of certain documents by certain officers of the Trustee, which resolution authorizes the execution of the Indenture and the authentication of the Bonds;

12. A certificate of the Trustee, addressed to the Underwriter, and the Community Facilities District dated the Closing Date, to the effect that: (a) the Trustee is a national banking association organized and existing under and by virtue of the laws of the United States, having the full power and being qualified to enter into and perform its duties under the Indenture and to authenticate and deliver the Bonds to the Underwriter; (b) the Trustee is duly authorized to enter into the Indenture and to authenticate and deliver the Bonds to the Underwriter pursuant to the Indenture; (c) when delivered to and paid for by the Underwriter at the Closing, the Bonds will have been duly authenticated and delivered by the Trustee; (d) the execution and delivery of the Indenture and compliance with the provisions on the Trustee's part contained therein, will not conflict with or constitute a breach of or default under any law, administrative regulation, judgment, decree, loan agreement, indenture, note, resolution, agreement or other instrument to which the Trustee is a party or is otherwise subject (except that no representation, warranty or agreement is made with respect to any federal or state securities or blue sky laws or regulations), which conflict, breach or default would materially impair the ability of the Trustee to perform its obligations under the Indenture, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the properties or assets held by the Trustee pursuant to the lien created by the Indenture under the terms of any such law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument, except as provided by the Indenture; and (e) to the best of the knowledge of the Trustee, it has not been served with any action, suit, proceeding, inquiry or investigation in law or in equity, before or by any court, governmental agency, public board or body, nor is any such action or other proceeding threatened against the Trustee, affecting the existence of the Trustee, or the titles of its officers to their respective offices or seeking to prohibit, restrain, or enjoining the execution and delivery of the Bonds or the collection of revenues to be applied to pay the principal, premium, if any, and interest with respect to the Bonds, or the pledge thereof, or in any way contesting or affecting the validity or enforceability of the Indenture, or contesting the powers of the Trustee or its authority to enter into, adopt or perform its obligations under any of the foregoing to which it is a party, wherein an unfavorable decision, ruling or funding would materially adversely affect the validity or enforceability of the Indenture or the power and authority of the Trustee to enter into and perform its duties under the Indenture and to authenticate and deliver the Bonds to or upon the order of the Underwriter;

13. An opinion of counsel to the Trustee dated the Closing Date, addressed to the Underwriter, and the Community Facilities District to the effect that (i) the Trustee

is a national banking association duly organized and validly existing under the laws of the jurisdiction of its organization and has the corporate power to execute and deliver the Indenture, (ii) the execution and delivery by the Trustee of the Indenture, and its performance of its obligations under the Indenture, have been and are as of the date hereof duly authorized by all necessary corporate action, (iii) no approval, authorization or other action by, or filing with, any governmental body or regulatory authority (which has not been obtained) is required in connection with the due execution, delivery and performance by the Trustee of the Indenture, (iv) the Indenture has been duly executed and delivered and constitutes the valid and legally binding obligation of the Trustee enforceable against it in accordance with its terms except as such enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally and by general principles of equity (regardless of whether enforcement is sought as a proceeding in equity or at law), and (v) the Bonds have been duly authenticated and delivered by the Trustee;

14. A certificate of the Community Facilities District dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

15. A negative assurance letter of counsel to the Developer addressed to the Underwriter and the Community Facilities District, dated the date of the Closing, in form and substance acceptable to the Underwriter and Bond Counsel;

16. A Letter of Representations from the Developer dated the date of printing the Preliminary Official Statement, substantially in the form attached hereto as Exhibit B;

17. A Bring-Down Certificate from the Developer dated the Closing Date, substantially in the form attached hereto as Exhibit C or as such Bring-Down Certificate may be modified with the approval of the Underwriter and Disclosure Counsel;

18. An opinion of Kutak Rock LLP, Irvine, California, counsel to the Underwriter ("Underwriter's Counsel"), dated the date of Closing and addressed to the Underwriter in form and substance acceptable to the Underwriter;

19. A certificate of the Municipal Advisor to the effect that the Municipal Advisor has participated in the preparation of the Preliminary Official Statement and the Official Statement and nothing has come to the attention of the Municipal Advisor which would lead it to believe that the Preliminary Official Statement or the Official Statement contain any untrue statement of a material fact or omits to state a fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading;

20. A copy of the Community Facilities District's executed Blanket Letter of Representation to DTC; and

21. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the material representations and warranties of the Community Facilities District contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the Community Facilities District at or prior to the Closing of all agreements then to be performed and all conditions then to be

satisfied by the Community Facilities District in connection with the transactions contemplated hereby and by the Indenture and the Official Statement.

All of the opinions, letters, certificates, instruments and other documents mentioned in this Purchase Agreement will be deemed to be in compliance with the provisions of this Purchase Agreement if, but only if, they are in form and substance satisfactory to the Underwriter. If the Community Facilities District shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the Community Facilities District nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the Community Facilities District set forth in Section 9 hereof shall continue in full force and effect.

8. Termination Events. In recognition of the desire of the Community Facilities District and the Underwriter to effect a successful public offering of the Bonds, and in view of the potential adverse impact of any of the following events on such a public offering, this Purchase Agreement shall be subject to termination in the discretion of the Underwriter by notification, in writing, to the Community Facilities District prior to delivery of and payment for the Bonds, if between the date hereof and the time of Closing, in the Underwriter's sole and reasonable judgment any of the following events shall occur (each a "Termination Event"):

A. the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by any of the following events:

1. legislation shall have been enacted by the Congress of the United States or the legislature of the State or shall have been favorably reported out of committee of either body or be pending in committee of either body, or shall have been recommended to the Congress for passage by the President of the United States or a member of the President's Cabinet, or a decision shall have been rendered by a court of the United States or the State or the Tax Court of the United States, or a ruling, resolution, regulation or temporary regulation, release or announcement shall have been made or shall have been proposed to be made by the Treasury Department of the United States or the Internal Revenue Service, or other federal or state authority with appropriate jurisdiction, with respect to federal or state taxation upon interest received on obligations of the general character of the Bonds;

2. there shall have occurred (1) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (2) any other calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis; or

3. a general suspension of trading on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of U.S. Securities and Exchange Commission ("SEC") or any other governmental authority having jurisdiction; or

4. legislation shall have been enacted by the Congress of the United States or shall have been favorably reported out of committee or be pending in committee, or shall have been recommended to the Congress for passage by the President of the United States or a member of the President's Cabinet, or a decision by a court of the United States shall be rendered, or a ruling, regulation, proposed regulation or statement by or on behalf of the SEC or other governmental agency having jurisdiction of the subject matter shall be made, to the effect that any obligations of the general character of the Securities, or the Bonds are not exempt from registration under or other requirements of the Securities Act of 1933, as amended and as then in effect, or the Securities Exchange Act of 1934, as amended and as then in effect, or that the Indenture is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended and as then in effect; or

5. except as disclosed in or contemplated by the Official Statement, any material adverse change in the affairs of the Community Facilities District shall have occurred; or

B. any event or circumstance shall exist that either makes untrue or incorrect in any material respect any statement or information in the Official Statement (other than any statement provided by the Underwriter) or is not reflected in the Official Statement but should be reflected therein in order to make the statements therein, in the light of the circumstances under which they were made, not misleading and, in either such event, the Community Facilities District refuses to permit the Official Statement to be supplemented to supply such statement or information, or the effect of the Official Statement as so supplemented is to materially adversely affect the market price or marketability of the Bonds or the ability of the Underwriter to enforce contracts for the sale of the Bonds; or

C. a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and be in force; or

D. a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred; or

E. any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation on interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the SEC, any other federal or State agency or the Congress of the United States, or by Executive Order; or

F. a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the SEC or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Purchase Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act of 1933, as amended and as then in effect, the Securities Exchange Act of 1934, as amended and as then in effect, or the Trust Indenture Act of 1939; or

G. the commencement of one or more Actions.

Subject to Section 9, upon the occurrence of a Termination Event and the termination of this Purchase Agreement by the Underwriter, all obligations of the Community Facilities District and the Underwriter under this Purchase Agreement shall terminate, without further liability.

9. Expenses. Whether or not the Bonds are sold to the Underwriter as set forth herein:

A. The Underwriter shall be under no obligation to pay any expenses incident to the performance of the obligations of the Community Facilities District hereunder. If the Bonds are delivered by the Community Facilities District, the Community Facilities District shall pay, from the proceeds of the Bonds or from other funds of the Community Facilities District, the following expenses: (a) the cost of preparing, duplicating or printing, mailing and delivering the Community Facilities District Documents, the Preliminary Official Statement, the Official Statement and all other agreements and documents that are contemplated hereby (and drafts of any thereof); (b) the cost of preparation and printing of the definitive Bonds; (c) the fees and expenses of the Community Facilities District, the Trustee, Bond Counsel, Disclosure Counsel, the Municipal Advisor, the Special Tax Consultant, the Appraiser, any entity performing continuing disclosure compliance research or providing continuing disclosure compliance reports and any other experts or consultants retained by the Community Facilities District; (d) the charges of any rating agency with respect to the Bonds; (e) reimbursement to the Underwriter for payment of any fees and expenses reasonably incurred in connection with the initial offering, sale and delivery of the Bonds, including but not limited to industry fees (e.g., DTC, DAC, IPREO, CUSIP and Day Loan fees) only if the Community Facilities District and Underwriter have previously discussed and approved the allocation of proceeds towards these fees, and meal and travel expenses of the personnel of the Community Facilities District, but not including entertainment expenses or those to be paid by the Underwriter pursuant to the last paragraph of this Section 9, and (f) all other fees and expenses, not including entertainment expenses, reasonably incurred in connection with the preparation of the Community Facilities District Documents, the Preliminary Official Statement, the Official Statement and all other agreements and documents that are contemplated hereby (and drafts of any thereof) and/or the initial offering, sale and delivery of the Bonds. The Community Facilities District has authorized, and does hereby authorize, the Underwriter to pay such expenses on behalf of the Community Facilities District from proceeds of the Bonds at Closing as further described in the closing memorandum relating to the Bonds.

B. If the Bonds are sold to the Underwriter by the Community Facilities District, the Community Facilities District shall pay out of the proceeds of the Bonds the discount of the Underwriter or the purchase price paid for the Bonds shall reflect such discount.

Except as otherwise provided in this Section 9, the Underwriter shall pay the cost, if any, of qualifying the Bonds for sale in the various states chosen by the Underwriter, all advertising expenses in connection with the public offering of the Bonds and all other expenses incurred by it in connection with its public offering and distribution of the Bonds, not described above, including fees and disbursements of Underwriter's Counsel.

10. Use of Documents. The Community Facilities District hereby authorizes the Underwriter to use, in connection with the public offering and sale of the Bonds, this Purchase Agreement, the Preliminary Official Statement, the Official Statement and the Community Facilities District Documents, and the information contained herein and therein.

11. Qualification of Bonds. The Community Facilities District will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request to qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate and to provide for the continuance of such qualification; *provided, however*, that the Community Facilities District will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any state.

12. Notices. Any notice or other communication to be given to the Community Facilities District under this Purchase Agreement may be given by delivering the same in writing to the City of Wildomar, 23873 Clinton Keith Road, Suite 110, Wildomar, California 92595, Attention: City Manager; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Raymond James & Associates, Inc., 301 North Lake Avenue, Suite 1150, Pasadena, California 91101, Attention: Jose Vera.

13. Benefit. This Purchase Agreement is made solely for the benefit of the Community Facilities District and Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. Except as otherwise expressly provided herein, all of the agreements and representations of the Community Facilities District contained in this Purchase Agreement and in any certificates delivered pursuant hereto shall remain operative and in full force and effect regardless of: (i) any investigation made by or on behalf of the Underwriter; (ii) delivery of and payment for the Bonds hereunder; or (iii) any termination of this Purchase Agreement.

14. Survival of Representations and Warranties. The representations and warranties of the Community Facilities District under this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the Community Facilities District and regardless of delivery of and payment for the Bonds.

15. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

16. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Community Facilities District and shall be valid and enforceable as of the time of such acceptance.

17. No Prior Agreements. This Purchase Agreement contains the entire agreement between the parties relating to the subject matter hereof and supersedes all oral statements, prior writings and representations with respect thereto.

18. Waiver of Jury Trial. THE COMMUNITY FACILITIES DISTRICT HEREBY IRREVOCABLY WAIVES TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY LEGAL PROCEEDING ARISING OUT OF OR RELATING TO THIS PURCHASE AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY.

19. Governing Law. This Purchase Agreement shall be governed by the laws of the State.

20. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the Community Facilities District and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,

RAYMOND JAMES & ASSOCIATES, INC.

By: _____
Its: Managing Director

The foregoing is hereby agreed to and
accepted as of the date first above written:

**COMMUNITY FACILITIES DISTRICT NO. 2022-2
OF THE CITY OF WILDOMAR**

By: _____
Authorized Officer

Time of Execution: _____ California time

EXHIBIT A

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BONDS, SERIES 2025

MATURITY SCHEDULE

Maturity (September 1)	Principal Amount	Interest Rate	Yield	Price	10% Test Satisfied*	10% Test Not Satisfied	Hold-The-Offering-Price Used
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
20__ (T)							
20__ (T)							
20__ (T)							

(T) Term Bond.
(C) Priced to optional redemption date of September 1, 20__, at [par].
* At the time of execution of this Purchase Agreement and assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement.

REDEMPTION PROVISIONS

[TO COME]

EXHIBIT B

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BONDS, SERIES 2025

LETTER OF REPRESENTATIONS OF
LENNAR HOMES OF CALIFORNIA, LLC

[POS Date]

Community Facilities District No. 2022-2
of the City of Wildomar
23873 Clinton Keith Road, Suite 110,
Wildomar, California 92595

Raymond James & Associates, Inc.
301 North Lake Avenue, Suite 1150
Pasadena, CA 91101

Ladies and Gentlemen:

Reference is made to the Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025 (the "**Bonds**") and to the Bond Purchase Agreement to be entered into in connection therewith (the "**Bond Purchase Agreement**"). This Letter of Representations of Lennar Homes of California, LLC (the "**Letter of Representations**") is delivered pursuant to and in satisfaction of Section 7(F)(16) of the Bond Purchase Agreement. Capitalized terms used herein and not otherwise defined have the meanings ascribed to them in the Bond Purchase Agreement.

The undersigned certifies and represents that he is duly authorized on behalf of Lennar Homes of California, LLC, a California limited liability company (the "**Developer**"), to execute and deliver this Letter of Representations in connection with the issuance, sale and delivery by Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "**Community Facilities District**") of the Bonds. The Bonds are described in the Preliminary Official Statement dated [POS Date] relating to the Bonds (the "**Preliminary Official Statement**").

As used in this Letter of Representations, the term "**Actual Knowledge of the Undersigned**" means as of the date of signing, the actual (as opposed to constructive) knowledge that the individual signing on behalf of the Developer currently has or has obtained through (i) interviews with such current officers and responsible employees of the Developer and its Relevant Entities as the undersigned has determined are reasonably likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth in this Letter of Representations, and/or (ii) review of documents that were reasonably available to the undersigned and which the undersigned has reasonably deemed necessary for the undersigned to execute this Letter of Representations. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or

inquiries as are prudent and customary in connection with the ordinary course of the Developer's current business and operations. The individual signing this Letter of Representations has not contacted any individuals who are no longer employed by or associated with the Developer or its Relevant Entities. The Developer further notes that Lennar Corporation, a Delaware corporation ("**Lennar Corporation**"), completed a merger with CalAtlantic Group, Inc., a Delaware corporation (now CalAtlantic Group, LLC, herein "**CalAtlantic**") in February, 2018, pursuant to which CalAtlantic merged with and into a subsidiary of Lennar Corporation, with the subsidiary of Lennar Corporation being the surviving entity. Separate and apart from Lennar Corporation's due diligence efforts for purposes of completing the acquisition of CalAtlantic, for purposes of this Letter of Representations, individuals who were employees and officers of CalAtlantic and its subsidiaries prior to the merger have not been consulted or contacted and documents entered into by CalAtlantic and its subsidiaries or related to their properties and projects have not been reviewed.

As used in this Letter of Representations, the term "**Relevant Entity**" of the Developer means any other Person (i) who presently directly, or indirectly through one or more intermediaries, is currently controlling, controlled by or under common control with the Developer, and (ii) for whom information, including financial information or operating data, concerning such Person is material to potential investors in their evaluation of the Community Facilities District and investment decision regarding the Bonds (i.e., information regarding such Person's assets or funds that would materially affect the Developer's ability to develop the Property as described in the Preliminary Official Statement or to pay its Special Tax on the portion of the Property then owned by the Developer (to the extent the responsibility of the Developer) prior to delinquency). "**Person**" means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term "**control**" (including the terms "**controlling**," "**controlled by**" or "u**nder common control with**") means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise. For purposes of this Letter of Representations, CalAtlantic, and its direct and indirect subsidiaries, shall not be considered a "Relevant Entity" of the Developer.

As used in this Letter of Representations, the term "**Property**" means the property currently owned by the Developer within the Community Facilities District as described in the Preliminary Official Statement.

The undersigned certifies that he is familiar with the facts set forth in this Letter of Representations, and further hereby certifies to the Actual Knowledge of the Undersigned as follows on behalf of the Developer:

1. The Developer has been duly organized and validly exists in good standing under the laws of the State of California and has or will have prior to the Closing, as required, all requisite limited liability company right, power and authority:

(i) to execute and deliver this Letter of Representations;

(ii) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement, and

(iii) to carry on its business as described in the Preliminary Official Statement.

2. To the Actual Knowledge of the Undersigned, neither the Developer nor any of its Relevant Entities is currently in material default on any loans, lines of credit, agreements, or other contractual or financial obligations, or in breach of any applicable law, regulation, judgment or decree, and no event has occurred and is continuing that would constitute such a default or breach, the result of which could materially adversely affect the ability of the Developer:

(i) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) to pay the Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency, or

(iii) to carry on its business as described in the Preliminary Official Statement.

3. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Developer has not assumed any obligations under any loans, lines of credit, agreements, or other contractual or financial arrangements, or any applicable judgment or decree, which could materially adversely affect the ability of the Developer:

(i) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) to pay the Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency, or

(iii) to carry on its business as described in the Preliminary Official Statement.

4. Except as described in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Developer has no loans outstanding and unpaid and no lines of credit that are secured by the Property.

5. The Developer and its Relevant Entities have been developing or have been involved in the development of numerous projects over an extended period of time. It is likely that the Developer has been delinquent at one time or another in the payment of ad valorem property taxes, special assessments or special taxes. However, except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither the Developer nor any of its Relevant Entities is currently in default in, or, in the last five years, has ever defaulted to any material extent in, the payment of special taxes or assessments in connection with the Community Facilities District or any other community facilities districts or assessment districts in California that was not cured prior to the institution of any enforcement action with a court of law.

6. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there is no litigation, inquiry, investigation or administrative proceeding of any nature pending against the Developer (with service of process to the Developer having been accomplished), or to the Actual Knowledge of the Undersigned, overtly threatened in writing against the Developer, or to the Actual Knowledge of the Undersigned, pending or overtly threatened in writing against any Relevant Entity of the Developer, in each case which, if successful, could:

(i) materially adversely affect the ability of the Developer to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) materially adversely affect the ability of the Developer to pay the Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency,

(iii) materially adversely affect the ability of the Developer to carry on its business as described in the Preliminary Official Statement,

(iv) challenge, question the validity or enforceability of, or restrain or enjoin the performance of, the Special Tax, the Bonds, the Community Facilities District Resolution of Issuance, the Indenture, or the Purchase Agreement, or

(v) restrain or enjoin collection of the Special Tax or other sums to be pledged to pay the principal of and interest on the Bonds.

7. Except as disclosed in the Preliminary Official Statement:

(i) to the Actual Knowledge of the Undersigned, the Developer and its Relevant Entities are solvent;

(ii) neither the Developer nor, to the Actual Knowledge of the Undersigned, any of its Relevant Entities, has filed for bankruptcy or been declared bankrupt in the last 10 years; and

(iii) to the Actual Knowledge of the Undersigned, there are no proceedings pending (with service of process to the Developer having been accomplished) or overtly threatened in writing in which the Developer or any of its Relevant Entities may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its respective debts or obligations, be granted an extension of time to pay its respective debts or obligations, or be granted a reorganization or readjustment of its respective debts or obligations or be subject to control or supervision of the Federal Deposit Insurance Corporation, which is reasonably likely to materially and adversely affect the Developer's ability to develop the Property as described in the Preliminary Official Statement or to pay the Special Tax levied against the portion of the Property then owned by the Developer (to the extent the responsibility of the Developer) prior to delinquency.

8. As of the date hereof, the information in the section of the Preliminary Official Statement entitled "PROPERTY OWNERSHIP AND THE DEVELOPMENT" concerning the Developer and its Relevant Entities, the Property, the Developer's development and financing plans, and the Developer's contractual arrangements (but excluding any information cited as coming from a source other than the Developer) is true and correct in all material respects, and contains no untrue statement of a material fact and does not omit any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

9. Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Developer has not submitted an application for, nor received actual notice of,

(i) the formation or authorization of any other assessment district or community facilities district that would include any portion of the property within the Community Facilities District, or

(ii) the authorization or issuance of any debt secured by an assessment or another special tax to be levied on any portion of the property within the Community Facilities District, other than the Special Tax.

10. Except as set forth in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there are no claims, disputes, lawsuits, actions or contingent liabilities of or against the Developer or its Relevant Entities, or among, by or between the Developer and any contractors working on the development of the Property in the Community Facilities District, which may materially and adversely affect:

(i) the ability of the Developer to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) the ability of the Developer to pay the Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency, or

(iii) the ability of the Developer to carry on its business as described in the Preliminary Official Statement.

11. The Developer covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Developer will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way:

(i) seeks to challenge or overturn the formation of the Community Facilities District,

(ii) seeks to challenge the adoption of the ordinance levying the Special Tax within the Community Facilities District,

(iii) seeks to invalidate the Community Facilities District or any of the Bonds or any refunding obligations, or

(iv) seeks to invalidate the special tax lien imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notice of special tax lien relating thereto.

The foregoing covenant shall not prevent the Developer in any way from bringing any other action, suit, proceeding, inquiry or investigation at law or in equity before any court, regulatory agency, public board or body relating to the following:

(a) a claim that the Special Tax has not been levied in accordance with the Rate and Method of Apportionment,

(b) the application or use of the Special Tax levied and collected, or

(c) the enforcement of the obligations of the Community Facilities District under the Indenture or any agreements between the Developer or its Relevant Entities and the City or the Community Facilities District or under which the Developer or its Relevant Entities is a party or beneficiary

12. The Developer has received a copy of the Rate and Method of Apportionment containing the prepayment formula. The Developer acknowledges that any prepayment of the Special Tax may only be made in accordance with the Rate and Method of Apportionment.

13. The Developer shall comply with the provision of the Mello-Roos Community Facilities Act of 1982, as amended, relating to the Notice of Special Tax described in California Government Code Section 53341.5 in connection with the sale of any part of the Property.

14. Based upon its current development plans, including, without limitation, its current budget and subject to economic conditions and risks generally inherent in the development of real property, to the Actual Knowledge of the Undersigned, the Developer anticipates that it will have sufficient funds to (i) carry on its business as described in the Preliminary Official Statement, (ii) acquire, own, develop and sell the Property as described in the Preliminary Official Statement, and (iii) pay the Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency.

However, no assurance can be given that sources of financing available to the Developer will be sufficient to complete the property development and home construction as currently anticipated and as described in the Preliminary Official Statement. While the Developer has made such internal financing available in the past, there can be no assurance whatsoever of its willingness or ability to do so in the future. Neither the Developer nor any of its Relevant Entities has any legal obligation of any kind to make any such funds available or to obtain loans. Other than pointing out the willingness of the Developer to provide internal financing in the past, the Developer has not represented in any way that it will do so in the future. If and to the extent that internal financing and home sales revenues are inadequate to pay the costs to complete the Developer's planned development in the Community Facilities District and other financing by the Developer is not put into place, there could be a shortfall in the funds required to complete the proposed development by the Developer and portions of the Property may not be developed

15. The Developer consents to the issuance of the Bonds. The Developer expects that the proceeds of such Bonds will be used for the acquisition and construction of the improvements described in the Preliminary Official Statement. The Developer acknowledges that the costs to acquire and construct such improvements are estimates, and that any increase in costs in excess of the estimated costs relating to improvements will reduce the improvements which may be financed by the Community Facilities District, and neither the City nor the Community Facilities District has any obligation to provide moneys to pay for any such costs.

16. During the period between the date of this Letter of Representations and the Closing Date, if the Developer has actual knowledge of any event relating to or affecting the Developer, its Relevant Entities, or the acquisition, ownership, development or sale of the Property which could cause the information under the caption of the Preliminary Official Statement indicated in Section 8 of this Letter of Representations (and subject to the limitations and exclusions contained in Section 8 of this Letter of Representations) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which

they were made, not misleading, the Developer shall notify the Community Facilities District and the Underwriter and if, in the opinion of counsel to the Community Facilities District or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the information described in the section of the Preliminary Official Statement referenced in Section 8 hereof (and subject to the limitations and exclusions contained in Section 8 hereof), the Developer shall reasonably cooperate with the Community Facilities District in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance satisfactory to counsel to the Community Facilities District and to the Underwriter.

17. As a condition to the issuance of the Bonds, the Developer agrees to deliver a bring-down certificate, dated the Closing Date, in substantially the form attached as Exhibit C to the Purchase Agreement, to affirm and restate the Developer's certifications, representations and covenants made in this Letter of Representations. If any event related to or affecting the Developer, its Relevant Entities or the acquisition, ownership, development or sale of the Property occurs, as a result of which it is necessary to modify the bring-down certificate, the Developer agrees to deliver a new bring-down certificate revised to reflect such event

18. Solely as to the limited information described in the sections of the Preliminary Official Statement indicated in Section 8 herein (and subject to the limitations and exclusions set forth in Section 8), the Developer agrees to indemnify and hold harmless, to the extent permitted by law, the City, the Community Facilities District, and their officials and employees, and each Person, if any, who controls any of the foregoing within the meaning of Section 15 of the Securities Act of 1933, as amended, or of Section 20 of the Securities Exchange Act of 1934, as amended (each, an "Indemnified Party" and, collectively, the "Indemnified Parties"), against any and all losses, claims, damages or liabilities, joint or several, to which such Indemnified Party may become subject under any statute or at law or in equity and shall reimburse any such Indemnified Party for any reasonable legal or other expense incurred by it in connection with investigating any such claim against it and defending any such action, insofar as and solely to the extent such losses, claims, damages, liabilities or actions, or legal or other expenses, arise out of or are based upon any untrue statement or alleged untrue statement of a material fact or the omission or alleged omission of a material fact by the Developer in the above-referenced information in the Preliminary Official Statement, as of its date, necessary to make the statements made by the Developer contained therein, in light of the circumstances under which they were made not misleading. This indemnity provision shall not be construed as a limitation on any other liability which the Developer may otherwise have to any Indemnified Party, provided that in no event shall the Developer be obligated for double indemnification, or for the negligence or willful misconduct of an Indemnified Party.

19. If any suit, action, proceeding (including any governmental or regulatory investigation), claim or demand shall be brought or asserted against any Indemnified Party in respect of which indemnification may be sought pursuant to the above paragraph, such Indemnified Party shall promptly notify the Developer in writing; provided that the failure to notify the Developer shall not relieve it from any liability that it may have hereunder except to the extent that it has been materially prejudiced by such failure; and provided, further, that the failure to notify the Developer shall not relieve it from any liability that it may have to an Indemnified Party otherwise than under the above paragraph unless such liability was also conditioned upon such notice. If any such proceeding shall be brought or asserted against an Indemnified Party and it shall have notified the Developer thereof, the Developer shall retain counsel reasonably satisfactory to the Indemnified Party and approved thereby to represent the Indemnified Party in such proceeding and shall pay the fees and expenses of such counsel related to such proceeding, as incurred. In any such proceeding,

any Indemnified Party shall have the right to retain its own counsel, but the fees and expenses of such counsel shall be at the expense of such Indemnified Party unless (i) the Developer and the Indemnified Party shall have mutually agreed to the contrary; (ii) the Developer has failed within a reasonable time to retain counsel reasonably satisfactory to the Indemnified Party; (iii) the Indemnified Party shall have reasonably concluded that there may be legal defenses available to it that are different from or in addition to those available to the Developer such that a material conflict of interest exists for such counsel; or (iv) the named parties in any such proceeding (including any impleaded parties) include the Developer and the Indemnified Party and representation of both parties by the same counsel would be inappropriate due to actual or potential differing interest between them. It is understood and agreed that the Developer shall not, in connection with any proceeding or related proceedings in the same jurisdiction, be liable for the fees and expenses of more than one separate firm (in addition to any local counsel) for all Indemnified Parties, and that all such fees and expenses, to the extent reasonable, shall be paid or reimbursed as they are incurred. Any such separate firm shall be designated in writing by such Indemnified Parties. The Developer shall not be liable for any settlement of any proceeding effected without its written consent, but if settled with such consent or if there be a final judgment for the plaintiff, the Developer agrees to indemnify each Indemnified Party from and against any loss or liability by reason of such settlement or judgment to the extent set forth above. If the Developer shall, after receiving notice of the indemnification obligation of the Developer and within a period of time necessary to preserve any and all defenses to any claim asserted, fails to assume the defense or to retain counsel for that purpose satisfactory to the Indemnified Party, the Indemnified Party shall have the right, but not the obligation, to undertake the defense of, and to compromise or settle the claim or other matter on behalf of, for the account of and at the risk of, the Developer. The Developer shall not, without the written consent of the Indemnified Party, effect any settlement of any pending or threatened proceeding in respect of which any Indemnified Party is a party and indemnification could have been sought hereunder by such Indemnified Party, unless such settlement (x) includes an unconditional release of such Indemnified Party, in form and substance reasonably satisfactory to such Indemnified Party, from all liability on claims that are the subject matter of such proceeding , and (y) does not include any statement as to or any admission of fault, culpability or a failure to act by or on behalf of any Indemnified Party.

20. The Developer acknowledges and agrees that:

(i) in connection with the purchase and sale of the Bonds under the Purchase Agreement, and with the discussions, undertakings and procedures leading up to the consummation of the purchase and sale of the Bonds under the Purchase Agreement, the Underwriter is and has been acting solely as principal and is not acting as the agent or fiduciary of the Developer,

(ii) the Underwriter has not assumed a fiduciary responsibility in favor of the Developer with respect to (a) the offering of the Bonds contemplated hereby or the process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising the Developer on other matters), or (b) any other obligation to the Developer with respect to the offering contemplated by the Purchase Agreement, and

(iii) the Developer has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering contemplated by the Purchase Agreement.

On behalf of the Developer, the undersigned has reviewed the contents of this Letter of Representations and the Developer has consulted with counsel regarding the meaning of its contents. The Developer acknowledges and understands that a variety of state and federal laws, including but not limited to the Securities Act of 1933, as amended, and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, as amended, may apply to the Developer, and that under some circumstances certification as to the matters set forth in this Letter of Representations, without additional disclosures or other action, may not fully discharge all duties and obligations of the Developer under such laws.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

The undersigned has executed this Letter of Representations solely in his or her capacity as an authorized officer or representative of the Developer and he or she will have no personal liability arising from or relating to this Letter of Representations. Any liability arising from or relating to this Letter of Representations may only be asserted against the Developer.

LENNAR HOMES OF CALIFORNIA, LLC,
a California limited liability company

By:_____
Name:_____
Title:_____

[EXECUTION PAGE OF LETTER OF REPRESENTATIONS OF
LENNAR HOMES OF CALIFORNIA, LLC]

EXHIBIT C

FORM OF BRING-DOWN CERTIFICATE OF THE DEVELOPER

$_____
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BONDS, SERIES 2025

BRING-DOWN CERTIFICATE OF LENNAR HOMES OF CALIFORNIA, LLC

The undersigned certifies and represents that he or she is duly authorized on behalf of Lennar Homes of California, LLC, a California limited liability company (the "**Developer**"), to execute and deliver this Bring-Down Certificate of Lennar Homes of California, LLC (this "**Bring-Down Certificate**") in connection with the issuance, sale and delivery by Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "**Community Facilities District**") of the bonds captioned above (the "**Bonds**").

This Bring-Down Certificate is delivered pursuant to Section 7(F)(17) of the Bond Purchase Agreement with respect to the Bonds dated [BPA Date], between Raymond James & Associates, Inc., as underwriter, and the Community Facilities District (the "**Purchase Agreement**").

In connection with the distribution of the Preliminary Official Statement relating to the Bonds, the Developer executed a Letter of Representations of Lennar Homes of California, LLC, dated [POS Date] (the "**Letter of Representations**").

Capitalized terms used but not defined in this Bring-Down Certificate have the same meanings as set forth in the Purchase Agreement and the Letter of Representations.

The undersigned, on behalf of the Developer, further certifies as follows:

(1) The undersigned is familiar with the facts certified in the Letter of Representations and this Bring-Down Certificate, and is authorized and qualified to certify the same as an authorized representative of the Developer.

(2) Each statement made in the Letter of Representations is affirmed and restated as if made on the date hereof; provided that each statement made in the Letter of Representations referring to the Preliminary Official Statement is affirmed as it relates to the Official Statement dated [BPA Date] relating to the Bonds (the "**Final Official Statement**").

(3) To the Actual Knowledge of the Undersigned (as defined in the Letter of Representations), no event has occurred since the date of the Preliminary Official Statement that has, in any material way, adversely affected

(i) the business, properties, operations, prospects or financial condition of the Developer,

(ii) the Developer's ability to acquire, own, develop and sell the Property, or

(iii) the Developer's ability to pay the Special Tax on the Property (to the extent the responsibility of the Developer) prior to delinquency.

(4) For a period of 90 days after the Closing Date, which the Developer may assume is the date hereof unless otherwise notified in writing by the Underwriter, if the Developer has actual knowledge of any event relating to or affecting the Developer, its Relevant Entities, or the acquisition, ownership development or sale of the Property which could cause the information under the caption of the Final Official Statement indicated in Section 8 of the Letter of Representations (and subject to the limitations and exclusions contained in Section 8 of the Letter of Representations) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Developer shall notify the Community Facilities District and the Underwriter and if, in the opinion of counsel to the Community Facilities District or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the information described in the section of the Preliminary Official Statement referenced in Section 8 of the Letter of Representations (and subject to the limitations and exclusions contained in Section 8 of the Letter of Representations), the Developer shall reasonably cooperate with the Community Facilities District in the preparation of an amendment or supplement to the Final Official Statement in form and substance satisfactory to counsel to the Community Facilities District and to the Underwriter.

The undersigned has executed this Bring-Down Certificate solely in his or her capacity as an authorized representative of Developer and he or she will have no personal liability arising from or relating to this Bring-Down Certificate. Any liability arising from or relating to this Bring-Down Certificate may only be asserted against the Developer.

Dated: [Closing Date]

LENNAR HOMES OF CALIFORNIA, LLC,
a California limited liability company

By: _____

Name: _____

Title: _____

[EXECUTION PAGE OF CLOSING CERTIFICATE OF
LENNAR HOMES OF CALIFORNIA, LLC]

EXHIBIT D

FORM OF OPINION OF THE ISSUER'S COUNSEL

[Closing Date]

Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar
Wildomar, California

Raymond James & Associates, Inc.
Pasadena, California

Re: $_____ Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar Special Tax Bonds, Series 2025

Ladies and Gentlemen:

I am the City Attorney of the City of Wildomar (the "City"), and in such capacity I have acted as counsel ("Issuer's Counsel") to Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar (the "Community Facilities District") in connection with the issuance of the above-referenced bonds (the "Bonds"). This opinion is rendered at the request of the City and is satisfaction of the condition set forth in Section 7(F)(8) of that certain Bond Purchase Agreement, dated [BPA Date] (the "Bond Purchase Agreement"), by and between Raymond James & Associates, Inc., as underwriter, and the Community Facilities District, relating to the Bonds. All capitalized terms used herein but not otherwise defined shall have the meanings ascribed to them in the Bond Purchase Agreement.

In rendering this opinion, I have examined and relied upon originals or copies of the following upon which, with your permission, I am relying, without further inquiry or investigation: (i) the Community Facilities District Resolution of Issuance, (ii) the Formation Documents consisting of Resolution No. 2022-12, Resolution No. 2022-13, Resolution No. 2022-32, Resolution No. 2022-33, and Ordinance No. 221, (iii) the Community Facilities District Documents, and (iv) the Official Statement, relating to the Bonds. In rendering this opinion, I have made such other investigations of law and facts as I have deemed necessary, and as to questions of fact material to my opinions, I have relied upon representations of the Community Facilities District contained in the Community Facilities District Documents and in the certified proceedings and other certifications of public officials and others furnished in connection with the closing of the subject transaction, without undertaking to verify the same by independent investigation.

. Acceptance of this opinion letter by you shall conclusively operate as your acknowledgement that this opinion letter is limited to and addresses all of the specific legal issues that are to be dealt with in our opinions set forth herein and no opinions are implied or may be inferred beyond the matters expressly stated herein.

The opinions expressed herein may be affected by actions taken or omitted or events occurring after the date hereof. We have not undertaken any duty, and we expressly disclaim any

responsibility, to advise you as to actions taken or omitted or events occurring after the date hereof with respect to the Bonds or other matters concerning the Community Facilities District or the City.

In my examination, I have assumed, without independent investigation, the authenticity and completeness of all documents submitted to or reviewed by me as originals, the conformity in all respects to authentic originals of all documents submitted to or reviewed by me as certified or photostatic copies, and the accuracy of the statements and representations contained in such documents. In addition, I have assumed that each party to the documents referenced herein, other than the Community Facilities District and the City, has the power to enter into and perform its obligations thereunder and has duly authorized, executed, and delivered such documents.

Whenever a statement herein is qualified by "to my knowledge," it shall be deemed to indicate that, during the course of my representation of the Community Facilities Distrit in connection with this transaction, no information that would give me current actual knowledge of the inaccuracy of such statement has come to my attention. I have not, however, undertaken any independent investigation to determine the accuracy of such statements, and any limited inquiry undertaken by me during the preparation of this opinion letter should not be regarded as such investigation. No inference as to my knowledge of any matters bearing upon the accuracy of any such statements should be drawn from the fact of my representation of the Community Facilities District or the City.

My opinions set forth herein do not extend to, and I express no opinions herein with respect to, any laws other than the laws of the State of California, but exclusive of the tax and securities laws, rules and regulations of the State of California and the laws of the State of California relating to debt limitations and restrictions applicable to public entities.

On the basis of, and subject to and in reliance upon, the foregoing and the other qualifications and limitations set forth in this opinion letter, I am of the opinion that:

(i) the City is a municipal corporation and general law city, duly organized and existing under the Constitution and the laws of the State of California;

(ii) the Community Facilities District is duly organized and validly existing as a community facilities district under and by virtue of the Constitution and laws of the State of California;

(iii) the Community Facilities District Resolution of Issuance and the Formation Documents have been duly adopted at meetings of the City Council of the City acting as the legislative body of the Community Facilities District, which were called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout, and the Community Facilities District Resolution of Issuance and the Formation Documents are in full force and effect and have not been modified, amended, rescinded or repealed since the respective dates of their adoption;

(iv) the Community Facilities District Documents and the Official Statement have been duly authorized, executed and delivered by the Community Facilities District;

(v) except as may be stated in the Official Statement, to my knowledge, there is no action, suit, proceeding or investigation before or by any court, public board or body pending (proper

notice or process of which has been served on the City or the Community Facilities District) or overtly threatened in writing : (a) challenging the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of their members and officers to their respective offices; or (b) challenging the validity of the Community Facilities District Documents or seeking to restrain or enjoin the repayment of the Bonds or contesting the validity of the Community Facilities District Documents or contesting the authority of the Community Facilities District to enter into or perform its obligations under any of the Community Facilities District Documents; or (c) questioning the right of the Community Facilities District to use Special Tax levied within the Community Facilities District for the repayment of the Bonds or the right or ability of the Community Facilities District to collect or pledge the Special Tax levied within the Community Facilities District for the repayment of the Bonds;

(vi) to my knowledge, the execution and delivery of the Bonds and the Community Facilities District Documents, and compliance with the provisions of each, will not conflict with or constitute a breach of or default under any material loan agreement, note, ordinance, resolution, indenture, contract, agreement or other instrument of which the Community Facilities District is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Community Facilities District to perform its obligations under the Bonds or the Community Facilities District Documents;

(vii) To my knowledge, the Community Facilities District is not in breach of or default under any applicable law or administrative regulation of the State or any applicable judgment or decree or any material loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the Community Facilities District is a party or is otherwise subject, which breach or default would materially adversely affect the Community Facilities District's ability to enter into or perform its obligations under the Community Facilities District Documents.

This letter is furnished by me as Issuer's Counsel. Other than the City and the Community Facilities District, no attorney-client relationship has existed or exists between the Issuer's Counsel and you in connection with the Bonds or by virtue of this letter. I disclaim any obligation to update this letter. This letter is delivered to the addresses, is solely for their benefit and is not to be used, circulated, quoted or otherwise referred to or relied upon for any other purpose or by any other person; provided, however, an information copy may be included in the transcript of the proceedings for the Bonds. This letter is not intended to, and may not, be relied upon by owners of the Bonds.

I bring to your attention the fact that our legal opinions are an expression of professional judgment and are not a guarantee of a result.

Respectfully submitted,

EXHIBIT E

$_____
COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR
SPECIAL TAX BONDS, SERIES 2025

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Raymond James & Associates, Inc. ("Raymond James") hereby certifies as set forth below with respect to the sale and delivery of the above-captioned obligations (the "Bonds") based upon the information available to it.

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Issuer* means Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar.

(c) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(d) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(e) *Underwriter* means: (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public; and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Raymond James' interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Stradling Yocca Carlson &

Rauth LLP, Newport Beach, California, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds. Except as expressly set forth above, the certifications set forth herein may not be relied upon or used by any third party or for any other purpose The certifications contained herein are not necessarily based on personal knowledge, but may instead be based on either inquiry deemed adequate by the undersigned or institutional knowledge (or both) regarding the matters set forth herein.

RAYMOND JAMES & ASSOCIATES, INC.

By:_____

Name:_____

Dated: [Closing Date]

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES

[TO BE ATTACHED]

APPRAISAL REPORT

COVERING

Community Facilities District No. 2022-2 (Horizon Place)
of the City of Wildomar

DATE OF VALUE:

January 6, 2025

SUBMITTED TO:

City of Wildomar
23873 Clinton Keith Rd.
Wildomar, CA 92595

Attn: Heidi Schrader
Administrative Services Director

DATE OF REPORT:

January 21, 2025

SUBMITTED BY:

Stephen G. White, MAI
1801 Lexington Dr.
Fullerton, CA 92835

Stephen G. White, MAI

Real Estate Appraiser

1801 LEXINGTON DRIVE · FULLERTON, CALIFORNIA 92835
(714) 738-1595 · swhite@white-appraisal.com

January 21, 2025

City of Wildomar
23873 Clinton Keith Rd.
Wildomar, CA 92595

Re: Community Facilities District No. 2022-2
(Horizon Place) of the City of Wildomar

Attn: Heidi Schrader
Administrative Services Director

Dear Ms. Schrader:

In accordance with your request and authorization, I have completed an appraisal of the taxable properties within the above-referenced Community Facilities District (CFD). These properties consist of 136 townhome-type lots for attached homes in various Condominium Plans that are being developed by Lennar Homes with a neighborhood of townhomes called Horizon Place. As of the January 6, 2025 date of value for this appraisal there were 110 completed-closed homes (closed builder sales), 3 completed-unclosed homes (the models), 16 homes under construction, and 7 vacant lots.

The purpose of this appraisal is to estimate the aggregate market value of the as is condition of these taxable properties, with the values allocated to Individual Owners (completed-closed homes) and to Builder Ownership (completed-unclosed homes, homes under construction and vacant lots). This appraisal reflects the proposed CFD bond financing, with the effective tax rate of ±1.9% based on recorded sale prices for completed-closed homes and including special taxes of this CFD and other overlapping debt.

Based on the general inspections of the properties and analysis of matters pertinent to value, the following conclusions of market value have been arrived at, subject to the Assumptions and Limiting Conditions, and as of January 6, 2025:

Ownership	No. Lots	Market Value
Individual Owners (completed-closed homes):	110	$48,400,000
Builder Ownership (completed-unclosed homes):	3	$1,050,000
Builder Ownership (homes under construction):	16	$4,080,000
Builder Ownership (vacant lots):	7	$990,000
	136	$54,520,000

$54,520,000

(FIFTY-FOUR MILLION FIVE HUNDRED TWENTY THOUSAND DOLLARS)

The following is the balance of this 36-page Appraisal Report which includes the Certification, Assumptions and Limiting Conditions, definitions, property data, exhibits, valuation and market data from which the value conclusions were derived.

Sincerely,

Stephen G. White, MAI
(State Certified General Real Estate
Appraiser No. AG013311)

SGW:sw
Ref: 24030

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APPRAISAL SUMMARY

Property Type:	110 completed-closed homes, 3 completed-unclosed homes, 16 homes under construction & 7 vacant lots; 136 total lots
Ownership:	Individual Owners (completed-closed homes) Builder Ownership (completed-unclosed homes, homes under construction & vacant lots)
Date of Value/Effective Date of the Appraisal:	January 6, 2025
Date of Report:	January 21, 2025
Location:	SWC Elizabeth Ln. & Bunny Trail, Wildomar
APN:	380-541-001 to 005, 007 to 011, 013 to 018, 020 to 025, 027 to 041, 043 to 048, 050 to 055, 057 to 060 & 062 to 068 380-542-001 to 008, 010 to 015, 017 to 019, 021 to 031, 033 to 038, 040 to 045, 047 to 053, 055 to 061, 063 to 068, 070 to 077 & 079 to 086
Legal Description:	Unit Nos. 1 to 136 of various Modules of Lot 1 of Tract No. 36672, as shown on various Condominium Plans; referred to as Lots 1 to 136 in this appraisal
No. Lots/Lot Sizes:	136 units/lots; no specific lot sizes for attached homes
Home Type/Sizes:	Attached homes/1,378 s.f. to 1,692 s.f.
Years Built:	2023 to current/ongoing
Highest & Best Use:	As Improved/As Planned
Method of Analysis:	Sales Comparison Approach/Mass Appraisal

Value Conclusions:

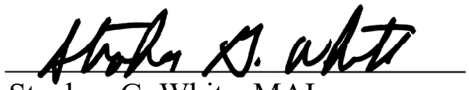
110 Completed-Closed Homes:	$48,400,000
3 Completed-Unclosed Homes:	$ 1,050,000
16 Homes Under Construction:	$ 4,080,000
7 Vacant Lots:	$ 990,000
Total:	$54,520,000

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the properties that are the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the properties that are the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- I have made a general inspection of the properties that are the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this Certification, other than data research by my associate, Kirsten Patterson.
- I have performed no services, as an appraiser or in any other capacity, regarding the subject properties within the three-year period prior to accepting this assignment.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



Stephen G. White, MAI
(State Certified General Real Estate
Appraiser No. AG013311)

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal has been based upon the following assumptions and limiting conditions:

1. No responsibility is assumed for the legal descriptions provided or for matters pertaining to legal or title considerations. Title to the properties is assumed to be good and marketable unless otherwise stated.

2. The properties are appraised free and clear of any or all liens or encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed.

4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

5. All engineering studies, if applicable, are assumed to be correct. Any plot plans or other illustrative material in this report are included only to help the reader visualize the property.

6. It is assumed that there are no hidden or unapparent conditions of the properties, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

7. It is assumed that the properties are in full compliance with all applicable federal, state and local environmental regulations and laws unless the lack of compliance is stated, described and considered in the appraisal report.

8. It is assumed that the properties conform to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described and considered in the appraisal report.

9. It is assumed that all required licenses, certificates of occupancy, consents and other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in the report are based.

10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the properties described and that there are no encroachments or trespasses unless noted in the report.

11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the properties, was not observed by the appraiser. However, the appraiser is not qualified to detect such substances. The presence of such substances may affect the value of the property, but the values estimated in this

appraisal are based on the assumption that there is no such material on or in the properties that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client should retain an expert in this field, if desired.

12. Possession of this report, or a copy thereof, does not carry with it the right of publication, unless otherwise authorized. It is understood and agreed that this report will be utilized in the Official Statement, as required for the within-referenced CFD bond issuance.

13. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the properties in question unless arrangements have previously been made.

EXTRAORDINARY ASSUMPTIONS

1. It has been assumed that there are no soil, geologic, seismic or environmental conditions that would negatively impact the existing or planned uses or valuation of the subject properties.

2. An estimate of the remaining costs and fees to get the subject lots from their as is condition to finished lot condition has been provided by the builder/property owner, and these estimates have been relied upon in this appraisal as being reasonably accurate and reliable; in addition, the valuations have reflected the proposed CFD bond financing such that the deductions of estimated remaining costs/fees do not include any amounts that are to be funded by the planned CFD bond proceeds.

PURPOSE AND INTENDED USE/USER OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the as is condition of the taxable properties located within Community Facilities District No. 2022-2 (Horizon Place) of the City of Wildomar, reflecting the proposed CFD bond financing. It is intended that this Appraisal Report is to be used by the client, consisting of the City of Wildomar, and other appropriate parties as part of the planned CFD bond issuance.

SCOPE OF THE APPRAISAL

It is the intent of this appraisal that all appropriate data considered pertinent in the valuation of the subject properties be collected, confirmed and reported in an Appraisal Report, in conformance with the Uniform Standards of Professional Appraisal Practice and the guidelines of the California Debt and Investment Advisory Commission. The scope of work has included an identification of the appraisal problem to be solved, which in this case is the market value of the taxable subject properties in as is condition as of the date of value of the appraisal; a general inspection of the subject properties and their surroundings; obtaining of pertinent property data on the subject properties, including review of various maps and documents relating to the properties and the home development; obtaining of comparable home sales and land sales from a variety of sources; analysis of all of the data to the value conclusions; and completion of the Appraisal Report.

DATE OF VALUE (EFFECTIVE DATE OF THE APPRAISAL)

The date of value or effective date of the appraisal is January 6, 2025.

PROPERTY RIGHTS APPRAISED

This appraisal is of the fee simple interest in the subject properties, subject to the applicable CFD special tax and assessment liens.

DEFINITION OF MARKET VALUE

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (The Dictionary of Real Estate Appraisal, Seventh Edition)

DEFINITION OF FEE SIMPLE INTEREST (ESTATE)

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (The Dictionary of Real Estate Appraisal, Seventh Edition)

DEFINITION OF MASS APPRAISAL

The process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing. (USPAP, 2020-2021 ed.) Often associated with real property tax assessment valuation. (The Dictionary of Real Estate Appraisal, Seventh Edition)

DEFINITION OF FINISHED LOT

This term describes the condition of residential lots in a residential subdivision for homes in which the lots are fully improved and ready for homes to be built. This reflects that the lots have all development entitlements, infrastructure improvements completed, finish grading completed, all in-tract utilities extended to the property line of each lot, street improvements completed, common area improvements/landscaping (associated with the tract) completed, resource agency permits (if necessary), and all development fees paid, exclusive of building permit fees, in accordance with the conditions of approval of the specific tract map.

EXPOSURE TIME

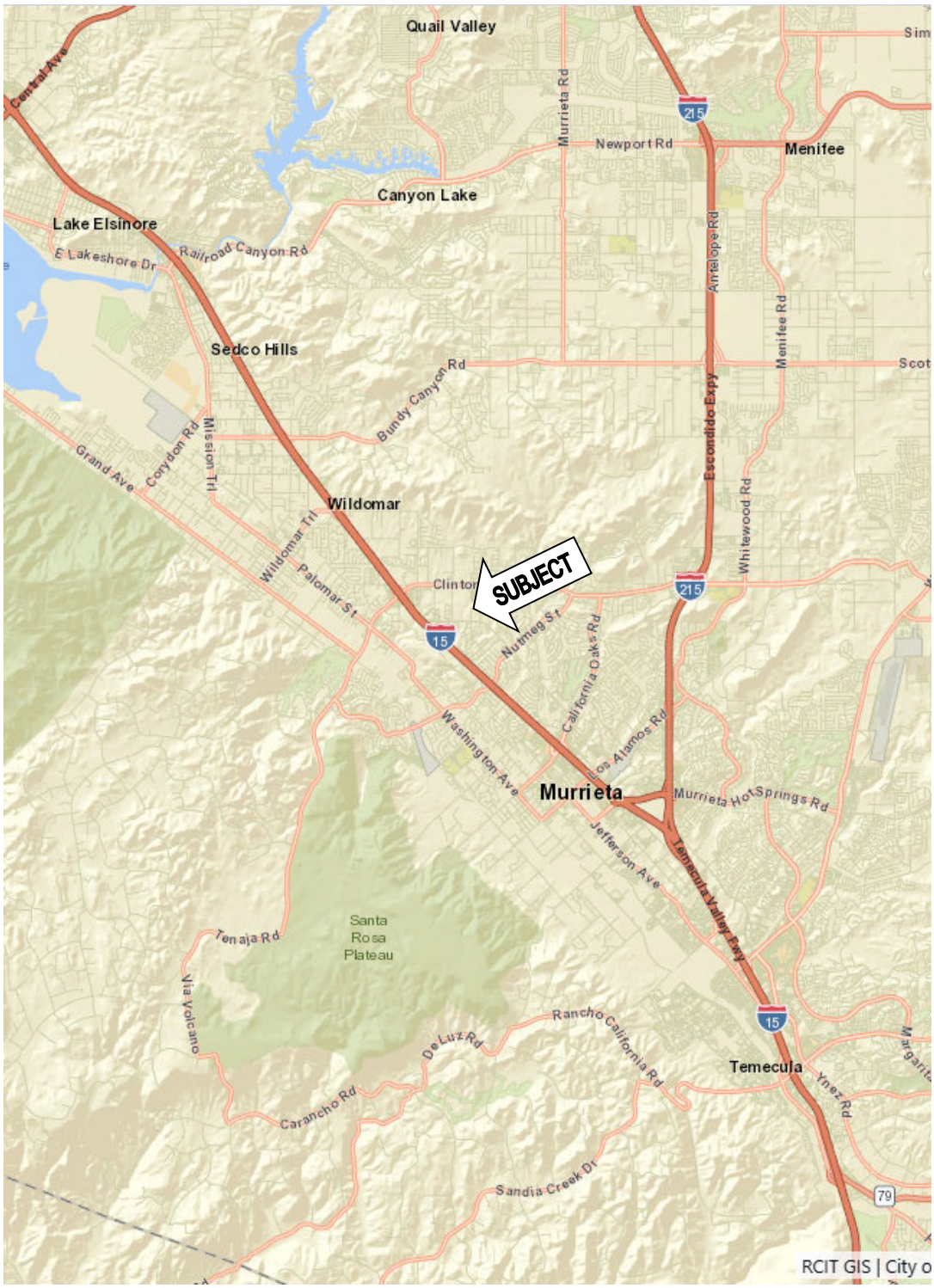
This is defined as the estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date or date of value of the appraisal. Assuming a reasonable marketing effort and at or reasonably near market value, I have concluded that the exposure time for the subject homes as well as the bulk of homes under construction and vacant lots would have been within 4 months for a sale to be negotiated, and with appropriate escrow time for the sales to close.

OWNERSHIP/SALES HISTORY

Lennar Homes of California, Inc. purchased the unimproved land for the subject neighborhood, including 3.8 acres of adjacent open space land, from Strata Keith, LLC by deed recorded December 9, 2021 at an indicated price of $2,000,000. The land was then transferred to Cal Hearthstone Lot Option Pool 01, L.P. on February 7, 2022 as a land bank, and all of the lots have subsequently been transferred back to Lennar Homes of California, LLC.

As of the January 6, 2025 date of value, individual owners owned 110 of the lots with completed homes (Lots 6 to 115) and Lennar Homes of California, LLC owned 26 of the lots (Lots 1 to 5 & 116 to 136) consisting of the 3 model homes, the 16 homes under construction and the 7 vacant lots. The closed builder sales closed and recorded from August 31, 2023 through December 4, 2024 at net sale prices ranging from $369,149 to $511,794. In addition, as of January 6, 2025 there were 7 pending builder sales that were scheduled to close from February 5 to 20, 2025.

LOCATION MAP



PROPERTY DATA

LOCATION

The subject neighborhood of Horizon Place is located at the southwest corner of Elizabeth Ln. and Bunny Trail in the City of Wildomar. This location is in the southeast part of Wildomar, ¼ mile south of Clinton Keith Rd. and ½ mile to the northeast of the 15 Freeway, with a full interchange at Clinton Keith Rd. to the northwest.

GENERAL AREA DESCRIPTION

To the north of Horizon Place across Bunny Trail, extending north to Clinton Keith Rd. and west from Elizabeth Ln., is a vacant 23-acre site planned for development with the Wildomar Commerce Center. This master-planned business park is to comprise five buildings ranging in size from 15,003 s.f. to 99,940 s.f. with construction of Phase I anticipated to commence in early 2025. Farther to the northwest is more vacant and undulating land with a ±17-acre ownership at the southwest corner of Clinton Keith Rd. and Yamas Dr. approved in 2016 for a mixed-use development of 162 apartments and 50,000 s.f. commercial retail center. Timing for development of this project is not known.

To the northeast, at the southeast corner of Elizabeth Ln. and Clinton Keith Rd., is a large self-storage facility built in 2006 on 8.67-acres. East of this is a boat and RV storage facility with access from Jane Ln. to the east; and at the southwest corner with Jana Ln. and Clinton Keith Rd. is a 4.35-acre site with approvals obtained in 2023 for a gas station, carwash, convenience store, two drive-thru restaurants and a 21,000 s.f. industrial building.

To the east of Horizon Place, south of the storage facilities and on the east side of Elizabeth Ln., are three parcels ranging in size from 2.16 to 4.47-acres, and each improved with a mobile home. South of these, at the northeast corner of Elizabeth Ln. and Prielipp Rd., is Tricon Wildomar which is a new gated rental home community. It comprises 170 for-rent townhomes ranging from 973 s.f. to 1,458 s.f. with 1-bedroom plus den and 1.5-baths up to 3-bedrooms 2.5 baths. Community amenities include clubhouse with fitness center, pool/spa, BBQ areas and firepit, tot lot and dog park. Further to the east are scattered residential properties on large lots.

Adjacent to the south, at the northwest corner of Elizabeth Lane and Prielipp Rd., is a 3.29-acre vacant site with approvals for a 2-story assisted living facility that were processed concurrently with the entitlements for the subject project. The site is currently available for sale. To the west of this site is a 3.83-acre lot designated as open space and improved with drainage facilities to serve the subject community and the assisted living site.

COMMUNITY FACILITIES DISTRICT NO. 2022-2 (HORIZON PLACE)
OF THE CITY OF WILDOMAR

1008

GENERAL AREA DESCRIPTION, Continuing

Farther south across Prielipp Rd. is a neighborhood of 67 homes called Briarwood, built by Lennar Homes in 2016-17. Homes range in size from 1,946 s.f. to 3,153 s.f. on 5,000 s.f. minimum size lots and two sales of the larger floorplans in 2024 indicated prices of $635,000 and $840,000. To the southeast, at the southeast corner of Prielipp Rd. and Elizabeth Ln., is a 148-unit apartment community called Gables Oak Creek. The community was constructed in 2005 comprising eleven 2- and 3-story buildings as well as clubhouse, pool/spa, barbecue areas and tot lot.

To the southwest, along the south side of Prielipp Rd., are several estate homes on large ±2 to ±4.5-acre parcels; then a Southern California Edison training and service facility on 17.76-acres; and then the Interstate Business Park built in 2007 with four large multi-tenant buildings ranging in size from 46,385 to 69,231 s.f.

Adjacent to the west of the subject community is a ±20-acre parcel, vacant but for a paved parking area on the southerly end which is enclosed with screened chain-link fencing and a sign indicating hospital staff parking. To the west of this are the Santa Rosa Apartments, 320 units built in 2008 with the main entrance from Yamas Ln. and a secondary access from Prielipp Rd. The community is gated and includes pool/spa, clubhouse with fitness center and lounge areas, covered picnic/barbecue areas and private garages.

Beyond this is vacant land, then several medical office buildings, and then the campus of Southwest Healthcare Inland Valley Hospital which extends to the 15 Freeway. The hospital is currently undergoing a large expansion including a new, 7-story patient tower.

LEGAL DESCRIPTION

The taxable properties are described as Units 1 to 136 of various Modules of Lot 1 of Tract No. 36672, as per Map filed on May 27, 2021, in Book 478 of Maps, Pages 31 through 34, inclusive, Official Records of Riverside County, California, as shown and described on various Condominium Plans for the various Modules.

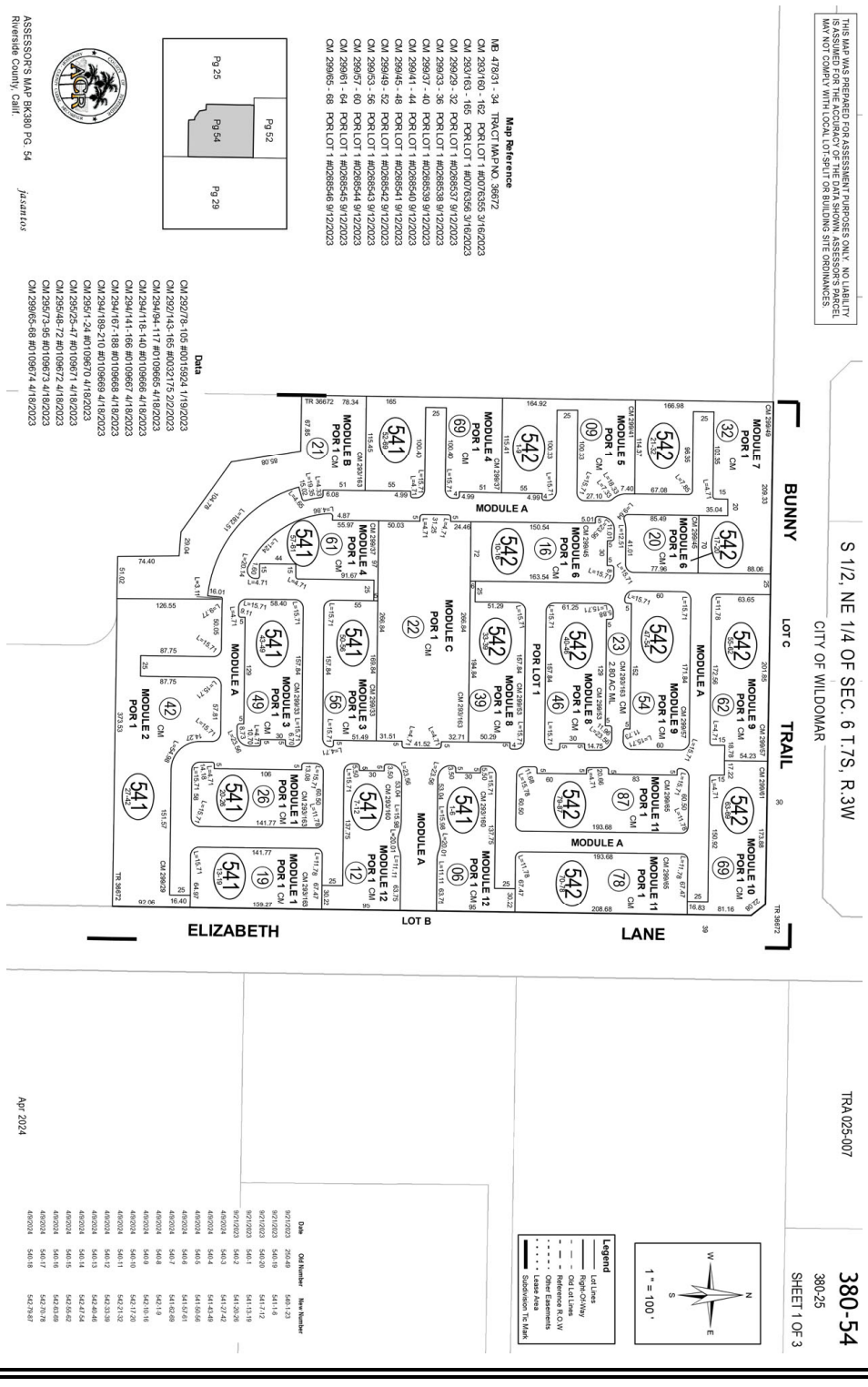
(Note: For appraisal purposes, the subject properties are referred to as Lots 1 to 136.)

ASSESSOR DATA-2024/2025

The 136 lots comprise the following Assessor Parcel Nos.:

380-541-001 to 005, 007 to 011, 013 to 018, 020 to 025, 027 to 041, 043 to 048, 050 to 055, 057 to 060 & 062 to 068
380-542-001 to 008, 010 to 015, 017 to 019, 021 to 031, 033 to 038, 040 to 045, 047 to 053, 055 to 061, 063 to 068, 070 to 077 & 079 to 086

ASSESSOR MAP



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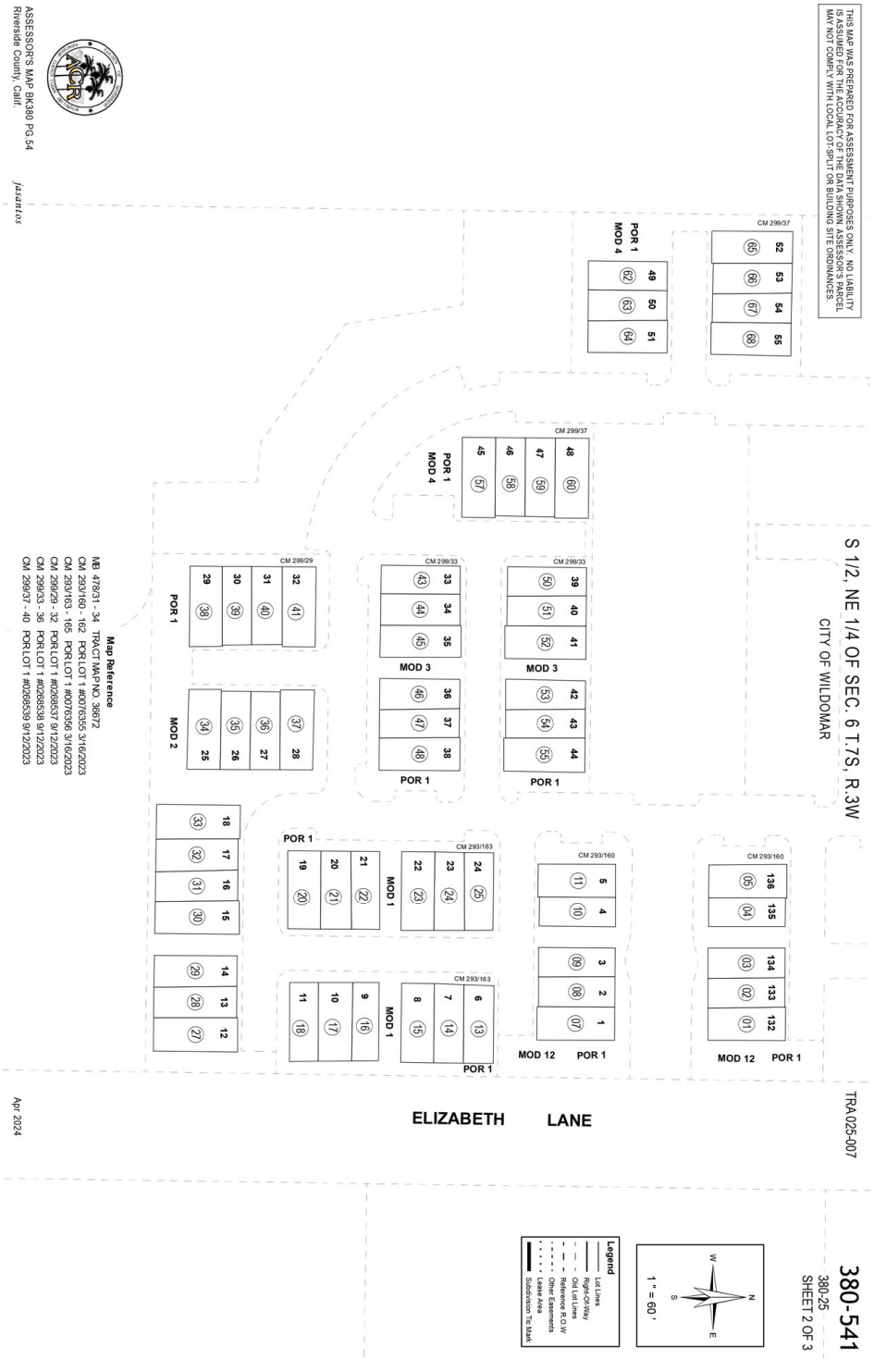
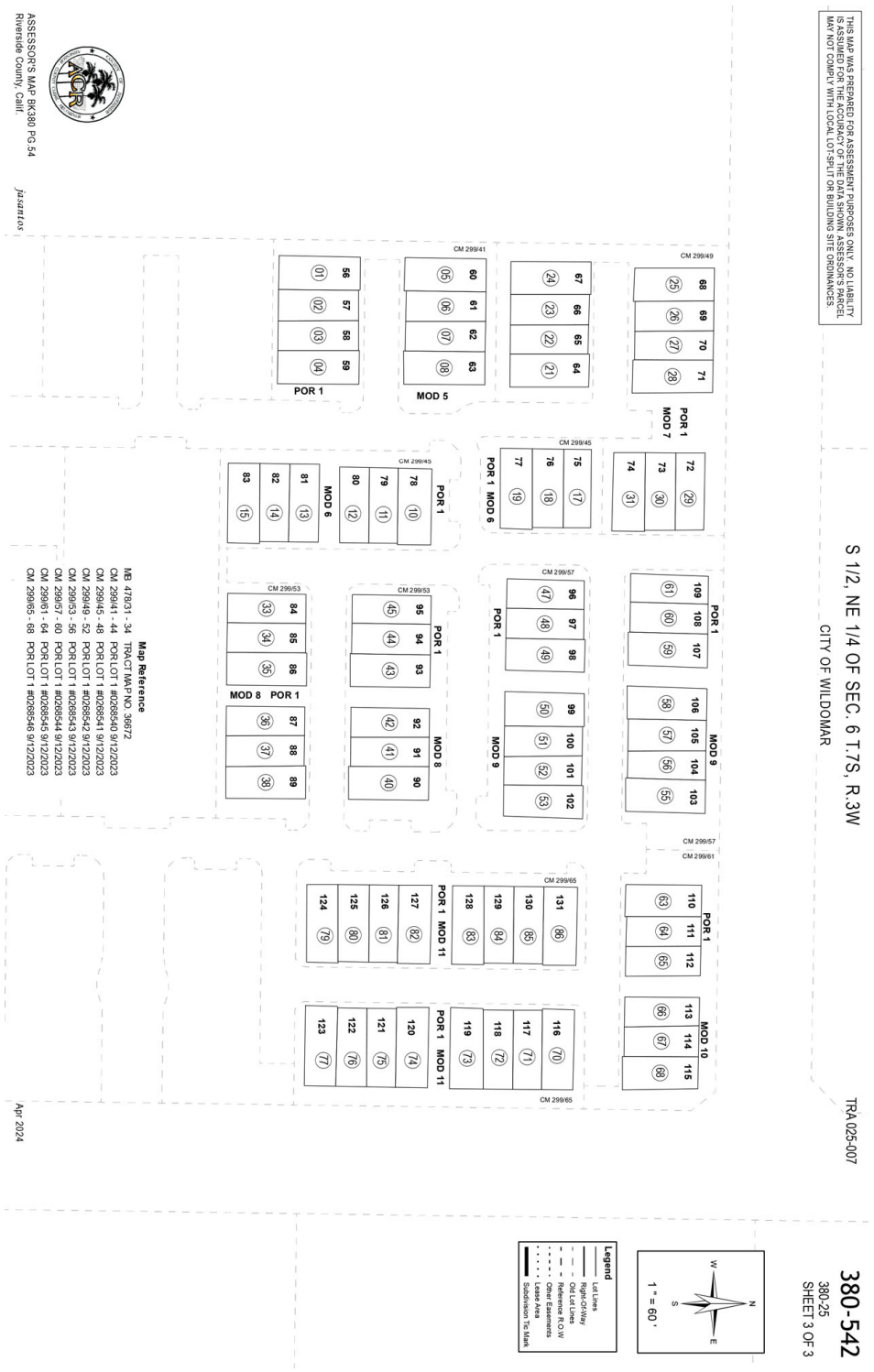
ASSESSOR MAP



ASSESSOR MAP



ASSESSOR DATA-2024/2025, Continuing

The current assessed values for the 136 parcels are for land only and range from $32,125 to $68,111. The tax rate area is 025-007 which has an indicated tax rate of 1.028680%, but the effective tax rate including special taxes for this CFD and other overlapping debt is ±1.9% based on recorded sale prices for completed-closed homes.

NO. OF LOTS/LOT SIZES

The subject properties comprise a total of 136 townhome-type lots for attached homes, with 2 to 4 lots per building of the attached homes. The lots do not have specific individual sizes. The density of the subject neighborhood is 136 dwelling units on 10.75 net acres, or 12.7 units per acre.

STREETS AND ACCESS

Primary access to the Horizon Place neighborhood is from Elizabeth Ln. at A St., which is the main entrance into the neighborhood. Elizabeth Ln. is a two-lane north-south collector road that extends along the east side of the neighborhood, connecting to Clinton Keith Rd. at the north and Prielipp Rd. to the south. The street has been widened and completed along the neighborhood frontage with curb, gutter, sidewalk and landscaped parkway, but still needs to be widening and completed along the east side.

Secondary access to the neighborhood is from Bunny Trail at D St. which extends into the neighborhood. Bunny Trail will be a two-lane collector road between Elizabeth Ln. and Inland Valley Dr. to the west, but is currently only completed along the north side of the subject neighborhood and terminates at the west end. It has curb, gutter and sidewalk along the subject neighborhood, but has not been widened or completed along the north side.

The in-tract streets on which the subject lots front or have vehicular access at the rear are signed as A St., B St., C St., D St., F St., H St., I St., J St., L St., M St., O St., P St. and Q St. These are narrow two-lane streets and driveways, not including several other driveways without lettered designations. (Note: All of the homes have addresses of 36351 Elizabeth Ln. with a numbered designation.)

UTILITIES

All utilities are available to the subject neighborhood, and have been installed in the in-tract streets as part of the land development that was completed. The utilities are provided as follows:

- Water & Sewer: Elsinore Valley Municipal Water District
- Electric: Southern California Edison Company
- Gas: Southern California Gas Company

ZONING/GENERAL PLAN/APPROVALS

The zoning designation for the subject neighborhood is R-3 (General Residential) which permits multi-family residential development in conjunction with an approved plot plan. The General Plan designation is High Density Residential (HDR) which permits single family attached townhouse/condominium residential development within a range of 8 – 14 units/acre. These designations permit the residential development that is completed and ongoing on the subject lots.

Tract Map No. 36672 was recorded on May 27, 2021 in Book 478 of Maps, Pages 31 to 34. Thereafter, the various Condominium Plans for the subject lots recorded from March through September 2023.

SCHOOL DISTRICT/SCHOOLS

The subject neighborhood is located within the boundaries of the Lake Elsinore Unified School District. It is served by Donald Graham Elementary School (less than 2 miles to the northwest in Wildomar); David A. Brown Middle School (just over 2.5 miles to the west in Wildomar); and Elsinore High School (just over 3.5 miles to the northwest in Wildomar).

TOPOGRAPHY/VIEWS

The overall subject neighborhood has a gradual slope and terracing down to the south and west. However, the land adjacent to the south and nearer to Elizabeth Ln. is terraced up above grade of the subject neighborhood, and then the land to the southwest slopes down into a lower drainage area. There are no resulting atypical views from any of the subject homes.

DRAINAGE/FLOOD HAZARD

Drainage is to the streets and in curbs within the neighborhood, with drainage flows directed southwesterly to the adjacent water quality detention basin. Per FEMA Flood Zone Panel No. 060221-2705G dated August 28, 2008, the subject neighborhood is located in Zone X which indicates areas that are determined to be outside of the 100- and 500-year floodplain and out of the Special Flood Hazard Area.

FIRE HAZARD ZONE

Per the County of Riverside, the subject neighborhood is located in a Very High Fire Hazard Severity zone within a Local Responsibility Area. This is consistent with the CalFire Fire Hazard Severity Zone map. The builder indicates that there has been compliance with the California Wildland Urban Interface Codes of the California Building Code, Chapter 7A – Materials and Construction Methods for Exterior Wildfire Exposure, and the homes are being constructed to these standards.

SOIL/GEOLOGIC/SEISMIC CONDITIONS

It is noted that the subject properties are not located in a State of California Earthquake Fault Hazard Zone, with the nearest active fault being the Elsinore/Temecula fault approximately 2 miles to the west. In addition, the land comprising the subject neighborhood is not subject to liquefaction. The builder indicated that no mitigation measures were required for soil or geologic conditions.

ENVIRONMENTAL CONDITIONS

The builder indicated that no mitigation measures were required for environmental conditions.

TITLE REPORT

A Preliminary Report by Lennar Title and Doma Title Insurance, Inc. dated October 22, 2024, and covering the parcels owned by Cal Hearthstone Lot Option Pool 01, L.P. and Lennar Homes of California, LLC at that time, has been reviewed. (Note: All lots have subsequently been transferred to Lennar Homes of California, LLC and no longer owned by Cal Hearthstone Lot Option Pool 01, L.P.) Pertinent exceptions to title include the following:

- The lien of special tax for Community Facilities District 2021-1 (Strata Horizons) as recorded March 2, 2021.
- The lien of special tax for Community Facilities District No. 2022-1 (Services) as recorded June 20, 2022.
- The lien of special tax for Community Facilities District No. 2022-2 (Horizon Place) as recorded June 20, 2022.
- Various easements for public road/utilities/services, drainage/flowage/flood control, slopes, solar energy equipment, and incidental purposes.
- Various agreements for road maintenance, subdivision improvement, development, onsite public improvement, and stormwater management.

It is noted that the first exception, CFD 2021-1 (Strata Horizons), has been dissolved. The other exceptions to title for the Community Facilities Districts and the various easements and agreements are fairly typical for a residential subdivision such as the subject. These items have been incorporated into the approvals, the Tract Map and the Condominium Plans for the neighborhood so as to provide for the lots to be developable with homes that have been completed and with construction currently ongoing.

RESIDENTIAL MARKET OVERVIEW

The southern California housing market is poised and waiting to see what 2025 has in store. Analysts forecast slow but positive price growth in the market, supported by strong buyer demand and growing inventory levels, but interest rates and affordability remain sizable obstacles for many buyers to overcome. And while more homeowners are choosing to sell their homes, many borrowers are still

reluctant to give up pandemic-era mortgage loans with interest rates below four percent.

According to data provided by Freddie Mac, the average rate on a 30-year fixed loan was 6.62% in January 2024, peaked at 7.22% in May and reached a low of 6.08% at the end of September. At that point many market participants were optimistic that rates would continue a downward trajectory through the end of the year in line with anticipated cuts to the Federal Reserve rate. However, rates ticked up through the fall and have remained elevated into the new year, with the current 30-year fixed loan average rate at 6.93% for week ending January 9, 2025.

On September 18, 2024 the Federal Reserve cut its benchmark interest rate by 0.5%, the first such cut in over four years. An additional reduction of 0.25% was made in November, and a third and final cut of a quarter percent was made in December, with the suggestion that the timing and extent of cuts in 2025 may be at a slower pace than previously anticipated. While mortgage rates do not directly follow the rate set by the Federal Reserve, as seen by the rising interest rates this past fall, many had hoped that mortgage rates would follow the downward trajectory of the federal funds rate. However, unexpectedly strong economic growth and uncertainty about the new administration's economic policies have combined to keep mortgage rates elevated.

While higher interest rates have resulted in subdued market activity in the Fall months, a slow but increasing amount of housing supply has provided a glimmer of hope for buyers. Data provider Redfin reports that in November across California there were 90,665 homes for sale, up 18.8% year over year and including 20,555 newly listed homes. The median sale price of $827,100 was up 4.2% year over year with the number of homes sold up 12% at 21,078.

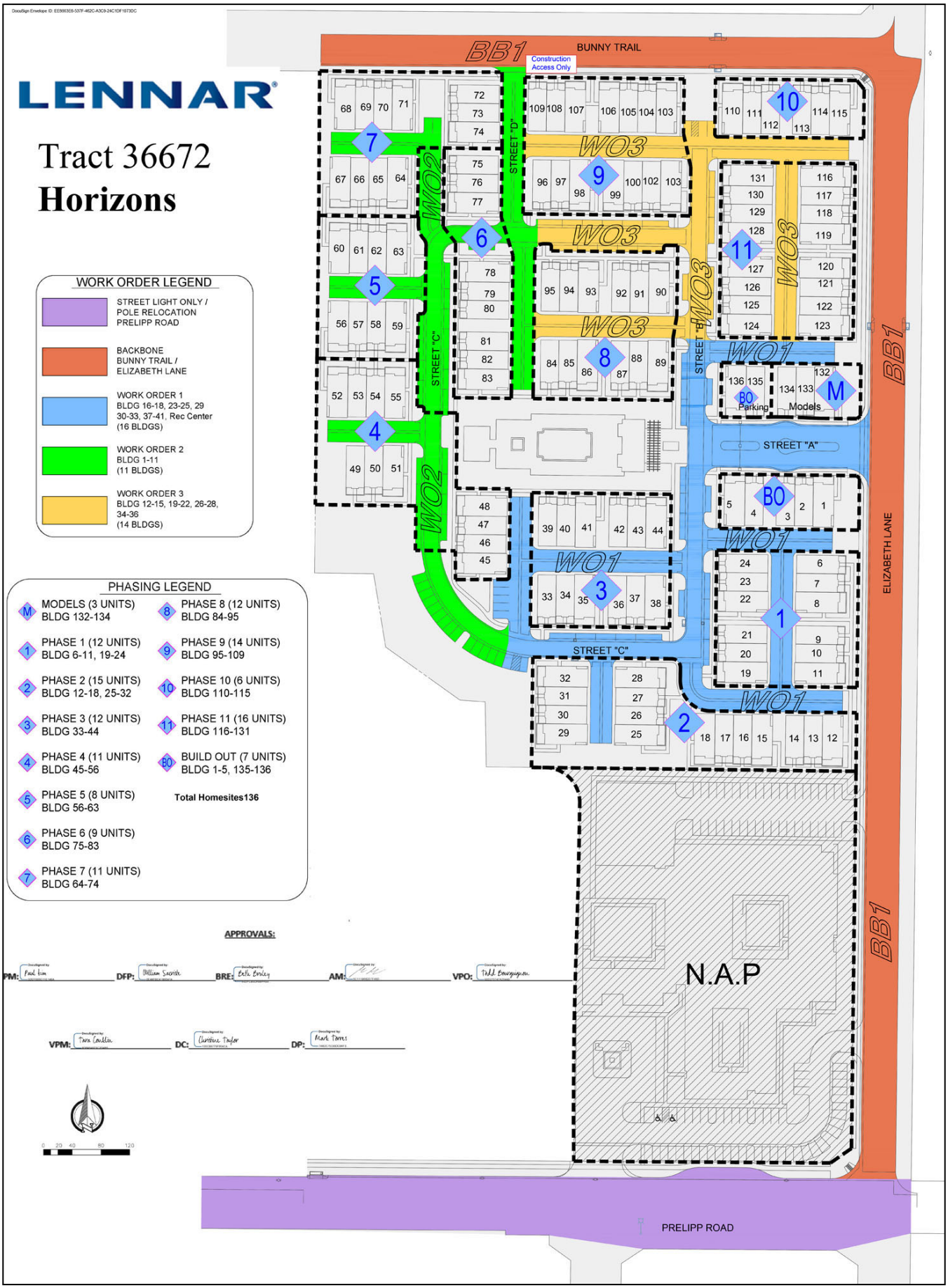
In Riverside County, Redfin reports a total of 1,809 homes sold in November 2024, up 7.7% from November 2023. Listings were on market for a median of 48 days, up nine days year over year and the median price of $605,000 reflected a 2.7% annual increase. Data assembled from various MLS databases by brokerage firm FirstTeam reports a total of 1,608 homes sold in Riverside County in December 2024 with a median sale price of $619,000 and an average of 50 days on market.

In the subject location of City of Wildomar, Redfin reports the median sale price was up 8.2% year over year for a median price of $677,000 in November 2024. A total of 14 homes were sold, down 39.1% year over year, and the median days on market was 53, up 26 days from November 2023.

More specific to the subject Horizon Place neighborhood, sales rates have been strong with 110 builder closed sales from August 2023 through early December 2024

or just under 7 closed sales per month over that time period. In addition, there were 7 pending builder sales that were scheduled to close in February 2025.

Input obtained from various brokers noted a slowdown in home sales activity over the last couple of months with many attributing it to seasonality and the as yet unknown impacts of a new governmental administration. The upward trend in mortgage interest rates has once again had a negative impact on affordability but the number of for-sale listings has been increasing, expanding inventory and holding home prices steady. As 2025 begins, analysts will be keeping a close eye on changes to economic policy by a new administration, as well as ongoing issues of interest rates, inventory, affordability and geopolitical uncertainties.


LENNAR
Tract 36672
Horizons
WORK ORDER LEGEND
STREET LIGHT ONLY / POLE RELOCATION PRELIPP ROAD
BACKBONE BUNNY TRAIL / ELIZABETH LANE
WORK ORDER 1 BLDG 16-18, 23-25, 29 30-33, 37-41, Rec Center (16 BLDGS)
WORK ORDER 2 BLDG 1-11 (11 BLDGS)
WORK ORDER 3 BLDG 12-15, 19-22, 26-28, 34-36 (14 BLDGS)
PHASING LEGEND
M MODELS (3 UNITS) BLDG 132-134
1 PHASE 1 (12 UNITS) BLDG 6-11, 19-24
2 PHASE 2 (15 UNITS) BLDG 12-18, 25-32
3 PHASE 3 (12 UNITS) BLDG 33-44
4 PHASE 4 (11 UNITS) BLDG 45-56
5 PHASE 5 (8 UNITS) BLDG 56-63
6 PHASE 6 (9 UNITS) BLDG 75-83
7 PHASE 7 (11 UNITS) BLDG 64-74
8 PHASE 8 (12 UNITS) BLDG 84-95
9 PHASE 9 (14 UNITS) BLDG 95-109
10 PHASE 10 (6 UNITS) BLDG 110-115
11 PHASE 11 (16 UNITS) BLDG 116-131
BO BUILD OUT (7 UNITS) BLDG 1-5, 135-136
Total Homesites136
APPROVALS:
PM:
DFP:
BRE:
AM:
VPO:
VPM:
DC:
DP:
BB1
BUNNY TRAIL
Construction Access Only
STREET "A"
STREET "B"
STREET "C"
STREET "D"
ELIZABETH LANE
WO1
WO2
WO3
Parking
Models
N.A.P
PRELIPP ROAD

DESCRIPTION OF HOMES/STATUS OF CONSTRUCTION

These 136 lots are being developed by Lennar Homes with the neighborhood of attached homes called Horizon Place. As of the January 6, 2025 date of value, there were 110 completed-closed homes (closed builder sales); 3 completed-unclosed homes (the models); 16 homes under construction that were considered to be an average of ±75% completed; and 7 vacant lots in near-finished condition, including the 2 lots formerly used for the model parking lot.

(Note: The 110 completed-closed homes are Lots 6 to 115; the 3 completed-unclosed homes are Lots 132 to 134; the 16 homes under construction are Lots 116 to 131; and the 7 vacant lots are Lots 1 to 5, 135 & 136).

There are three floor plans, and per marketing information are described as follows:

> **Residence 1:** 1,378 s.f., two-story, with 3 bedrooms, 2.5 baths; first floor has great room-dining area-kitchen, half bath and front entry; second floor has 3 bedrooms, 2 baths (including owner's suite) and laundry; plus 2-bay garage and small covered entry.
>
> **Residence 2:** 1,418 s.f., two-story, with 3 bedrooms, 2.5 baths; first floor has great room-dining area-kitchen, half bath and front entry; second floor has 3 bedrooms, 2 baths (including owner's suite) and laundry; plus 2-bay garage and small covered entry.
>
> **Residence 3:** 1,692 s.f., two-story, with 3 bedrooms, 2.5 baths; first floor has great room-dining area-kitchen, half bath and side entry; second floor has 3 bedrooms, 2 baths (including two owner's suites), loft and laundry; plus 2-bay garage and small covered entry.

It is noted that the 136 homes are comprised in 2 two-unit buildings, 24 three-unit buildings and 15 four-unit buildings. The Residence 1 and 2 floor plans are interior units in the three and four-unit buildings; the Residence 2 floor plans are end units in the two-unit buildings; and the Residence 3 floor plans are end units in all buildings.

Per building permit data, the 112 completed homes have sizes of 1,378 s.f. for Residence 1, 1,418 s.f. for Residence 2, and 1,692 s.f. for Residence 3; with average sizes of 1,516 s.f. for the 110 completed-closed homes and 1,496 s.f. for the 3 completed-unclosed homes.

HOMEOWNERS ASSOCIATION

The Horizon Place neighborhood has a Homeowners Association (HOA) with neighborhood amenities that include a recreation center with clubhouse, resort style pool, spa, and barbecue area, and tot lot. The monthly HOA dues are $282, which covers maintenance of the amenities and common areas.

HIGHEST AND BEST USE

The term highest and best use is defined as the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Furthermore, the highest and best use of land or a site as though vacant is defined as among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination.

In terms of legal permissibility, single-family residential development is permitted by the zoning/General Plan designations, and by the recorded final Tract and Condominium Maps for the subject neighborhood. In terms of physical possibility, the lots within the subject neighborhood have been graded to fairly flat buildable pads, and with all needed infrastructure of streets, utilities and drainage completed for the home construction.

In terms of the financial feasibility, as previously discussed in the Residential Market Overview, the current residential market conditions still evidence good demand for new and resale homes in this general area, with indications of prices being stable or slightly increasing. The demand and pricing factors are also evident by the good home sales activity in the subject neighborhood, including the closed and pending builder sales.

In terms of the maximum productivity, this is represented by the homes that have been and are being built on the subject lots, with an appropriate array of home sizes, floor plans and pricing.

In summary, the highest and best use is concluded to be as improved for the completed homes, and as planned for the homes under construction and the remaining vacant lots.

VALUATION

METHOD OF ANALYSIS

The analysis of the completed-closed homes is of the aggregate value on a mass appraisal basis, and by means of the Sales Comparison Approach. Consideration is given to the builder sales of the subject homes; recent sales of other homes in the general area; and new-home pricing from other active projects. For the completed-unclosed homes, the analysis considers a discount due to the bulk ownership by the builder with the discount reflecting holding/sales costs, minor finishing costs and profit in order to sell off the homes.

For the homes under construction, a simplified Cost Approach is used in which the value is based on an estimate of construction costs expended plus the estimated value of the vacant lot. The analysis of the vacant lots as if in finished condition is based on the Sales Comparison Approach, considering recent sales of residential land or bulk lots in the general area, and then a deduction for the remaining land development costs and impact fees to get to finished lot condition, reflecting the value of the as is condition.

ANALYSIS OF COMPLETED-CLOSED HOMES

Builder Sales of Subject Homes: The builder sales of these 110 completed homes closed from August 31, 2023 through December 4, 2024. The net sale prices that were available for 109 of the homes ranged from $369,149 to $511,794, or an average of $426,399 for the average home size of 1,516 s.f., or $281.27 per s.f. It is noted that the net sale price includes the base price plus lot premiums and options, less or net of incentives. The lot premiums averaged $2,083, the options averaged $2,223 and the incentives averaged $35,163.

The contract dates when the closed sales were negotiated ranged from February 26, 2023 through November 10, 2024, with the closing dates previously noted from August 2023 through November 2024. Based on the contract dates, the changes in average net pricing, premiums/options and incentives over this period of time are shown in the following table:

No. of Sales	Time Frame (Contract Dates)	Avg. Net Price	Avg Home Size (s.f.)	Price/s.f.	Avg. Opt./Prem.	Avg. Incentives
109	Feb'23-Nov'24	$426,399	1,516	$281.27	$4,306	($35,163)
56	Feb-Dec'23	$407,972	1,508	$270.54	$3,310	($33,328)
17	Jan-Mar'24	$432,184	1,487	$290.64	$2,353	($25,689)
21	Apr-Jun'24	$442,967	1,520	$291.43	$5,211	($40,520)
15	Jul-Nov'24	$465,441	1,567	$297.03	$8,968	($45,250)
109						

ANALYSIS OF COMPLETED-CLOSED HOMES, Continuing

It is evident that the average net pricing has increased over these periods of time, and also when considering the differentials in average home size. This is particularly evident from the most recently negotiated sales which indicate the higher average net price and for a larger average home size but also reflecting a higher price per s.f. for the larger size. It is noted that the sales negotiated in the last two periods reflect higher average incentives, and this is reflected as a deduction in the net price.

Thus, it is concluded that the indication at $426,399 from all sales supports a far lower limit indication of average value at current date due to the older contract dates; the indication at $442,967 supports a closer but still firm lower limit indication of average value for the 110 closed sales due to the older dates of sale and similar average home size; the indication at $465,441 supports a firm upper limit due to the larger average home size, and conversely due to the larger size a firm lower limit at $297.03 per s.f., as follows:

1,516 s.f. @ $297.03/s.f. = $450,297

As of January 6, 2025 there were 7 pending builder sales that were scheduled to close from February 5 to 20, 2025. The sale contract dates were from November 3 through December 31, 2024, with average net pricing of $425,393, and an average home size of 1,434 s.f. These 7 sales are shown in the following table:

No. of Sales	Time Frame (Contract Dates)	Avg. Net Price	Avg Home Size (s.f.)	Price/s.f.	Avg. Opt./Prem.	Avg. Incentives
7	Nov-Dec'24	$425,393	1,434	$296.65	$7,494	($66,090)

It is noted that the average net price is much lower than for the most recently negotiated closed sales, though this is due in part to the smaller average home size of 1,434 s.f. However, it is also noted that average amount of incentives is significantly higher than for the most recently negotiated closed sales, which is an additional reason for the lower net pricing on the pending sales. Considering the smaller average home size at 1,434 s.f. than 1,516 s.f. for the 110 completed-close homes, the indication at $425,393 would support a firm lower limit of average value for the completed-closed homes. Conversely, the indication at $296.65 per s.f. would support a firm upper limit as follows:

1,516 s.f. @ $296.65/s.f. = $449,721

Resales of Homes from Nearby Neighborhoods: Next, recent resales of attached townhomes from two nearby neighborhoods in Murrieta have been considered. The first neighborhood is Solera by Lennar Homes that is located at the easterly corner of Washington Ave. and Retsina St., nearby to the southeast of Magnolia St., which is just under 2 miles southerly of Horizon Place. These sales are shown in the following table:

ANALYSIS OF COMPLETED-CLOSED HOMES, Continuing

No.	Address	COE Date	Net Price	Home Size	BR/ BA	HOA/ Assmts	Conces-sions	Year Built	Comments
1	24139 Dolcetto Ave., #504	8/7/24	$502,000	1,466	3/2.5	$260 $1,949	$10,040	2020	Good condition; some upgrades; interior unit
2	41984 Retsina St., #702	8/16/24	$495,000	1,466	3/2.5	$260 $1,949	$9,900	2022	Good condition; some upgrades; interior unit
3	24131 Tuscany Ave., #1306	10/11/24	$510,900*	1,472	3/2.5	$260 $1,949	$23,580	2021	Good condition; some upgrades; end unit
4	24139 Dolcetto Ave., #502	10/29/24	$490,000	1,396	3/2.5	$260 $1,929	$0	2020	Good condition; some upgrades; interior unit
		Avg.	$499,475	1,450					($339.22/s.f.)

*Net of seller concessions

In comparison to the subject homes, the location is superior; the average home size is slightly smaller; the ages of the homes at 3 to 5 years is fairly similar; the recreational amenities are similar; the monthly HOA dues are fairly similar; and the annual special assessments are lower than the subject (range from about $3,100 to $3,400), resulting in a lower effective tax rate. It is also noted that the seller concessions on Data No. 3 were $13,100 for mortgage interest rate buydown. Overall, the superior factors of location and lower effective tax rate are only slightly offset by the smaller average home size, resulting in a far upper limit indication of average value for the subject homes at $499,475.

The second neighborhood is North Oaks by Western Pacific Housing that is located at the northwest corner of McElwain Rd. and Sierra Ln., nearby to the north of Clinton Keith Rd., which is just under 3 miles easterly of Horizon Place. These sales are shown in the following table:

No.	Address	COE Date	Net Price	Home Size	BR/ BA	HOA/ Assmts	Conces-sions	Year Built	Comments
1	27477 Hazelhurst St., #3	9/23/24	$520,000	1,761	3/2.5	$319 $2,294	$10,400	2007	Upgraded; large yard
2	35800 Lajune St., #2	11/7/24	$484,000*	1,456	3/2.5	$319 $2,141	$10,700	2010	Typical condition; yard area
3	27544 Papillion St., #3	12/16/24	$493,975*	1,761	3/2.5	$319 $2,294	$18,525	2007	Typical condition; patio area
		Avg.	$499,325	1,659					($300.98/s.f.)

*Net of seller concessions

In comparison to the subject homes, the location is superior; the average home size is much larger; the age of the homes at 15 to 18 years is inferior; the recreational amenities are similar; the monthly HOA dues are fairly similar; and the annual

special assessments are lower than the subject, resulting in a lower effective tax rate. It is also noted that the seller concessions were $1,000 on Data No. 1 as a credit and $6,025 on Data No. 3 for closing costs. Overall, the superior factors of location, larger size and lower effective tax rate are only slightly offset by the inferior age, resulting in a far upper limit indication of average value for the subject homes at $499,325. Due to the larger size, but partially offset by the other superior factors, the indication at $300.98 per s.f. supports a close upper limit indication for the subject homes as follows:

1,516 s.f. @ $300.98/s.f. = $456,286

Other New-Home Pricing: Lastly, a survey was made of current pricing in other neighborhoods of new townhomes in the general area, which is shown in the following table along with the base pricing of the subject homes:

Project	Floor Plan (s.f.)	Bed/ Bath	Stories	HOA	CFD	Base Price
Subject Horizon Place	1,378	3/2.5	2	$282	Yes	$477,990
	1,418	3/2.5	2			$486,990
	1,692	3/2.5	2			$524,990
Sevilla	1,399	3/2.5	2	$327	Yes	$471,990
(Lennar Homes)	1,408	3/2.5	2			$471,990
Winchester	1,599	3/2.5	2			$527,250
Sultana at Heirloom Farms	1,387	2/2.5	3	$280	Yes	$537,295
(Meritage Homes)	1,698	3/2.5	3			$580,000
Temecula	1,893	4/3.5	3			$623,000
Discovery at Sommers Bend	1,340	3/2.5	2	$330	Yes	$500,000
(Woodside Homes)	1,502	3/2.5	2			$512,000
Temecula	1,788	4/2.5	2			$570,000

Initially, it is noted that there is no other new-home competing product in Wildomar. The location of the project in Winchester is considered to be slightly inferior but the locations in Temecula are considered to be superior. These projects are fairly similar to the subject in terms of recreational amenities, HOA dues and effective tax rates. Overall, considering these factors, while the indicated base pricing is fairly supportive of the base pricing for the subject homes, the effect of builder incentives is not reflected as it tends to be confidential and also subject to widely varying negotiations on each project.

Conclusion: In summary, the indications of average value from the closed sales of the subject homes are a far lower limit at $426,399, firm lower limits at $442,967 and $450,297, and a firm upper limit at $465,441; from the pending builder sales of the subject homes are a firm lower limit at $425,393 and a firm upper limit at $449,721; from the resale data a close upper limit at $456,286 and far upper limits at

ANALYSIS OF COMPLETED-CLOSED HOMES, Continuing

$499,325 and $499,475; and with general support from the other new-home pricing. Greatest weight is given to the builder sales of the subject homes, particularly the most current indications from the pending sales, and the conclusion is an average of $440,000 for the 110 completed-closed homes.

ANALYSIS OF COMPLETED-UNCLOSED HOMES

These 3 homes consist of the 3 model homes with an average size of 1,496 s.f., which is slightly smaller than the average of 1,516 s.f. for the completed-closed homes. Considering the model upgrades offsetting the smaller average size, the initial conclusion is the same as for the completed-closed homes, or an average of $440,000. Then, a discount of 20% is made due to being part of the bulk ownership by the builder and reflecting sell-off time, holding/sales costs, minor finishing costs and profit. This results in the discounted average value rounded to $350,000 for these 3 homes.

ANALYSIS OF HOMES UNDER CONSTRUCTION

For the 16 homes that were estimated to be an average of ±75% completed, I have considered a cost amount of 75% of direct costs indicated to be an average of $98.67 per s.f., or $74.00 per s.f. This is applied to the average home size of 1,545 s.f. for these 16 homes, or an amount of $114,330. This is added to the estimated value of $141,378 for the vacant lot (as discussed in the following Analysis of Vacant Lots, $185,000 per finished lot less $43,622 per lot allocation of remaining costs to get to finished lot condition), resulting in a total of $255,708, rounded to $255,000 as an average for these 16 homes.

ANALYSIS OF VACANT LOTS

Finished Lot Value

The pertinent land sales data is shown in the following table, with discussion and analysis of the data thereafter.

ANALYSIS OF VACANT LOTS, Continuing

No.	Location/APN	Rec. Date	No. Lots Type	Price/Lot Price/Fin Lot	Remarks
1	NWC Menifee Rd. & Rouse Rd., Menifee 331-250-028,029&030	1/14/25	162 Attached	$97,531 $176,000	Vacant, flat unimproved land; entitled for 162 two-story townhomes; homes to range from 918-1,336 s.f.
2	N/S Winchester Hill Dr., west from Leon Rd., Winchester 461-160-052,053	10/18/24	164 Det. Condo	$97,527 $184,000	Creekstone project; vacant, flat, unimproved land entitled for 65 detached condos and 99 triplex homes
3	SW side Jackson St., ±800' SE of Indiana Ave., Riverside 233-180-014 to 019	11/29/23	70 Attached	$83,333 $200,000	Land in unimproved condition with several old houses and outbuildings; buyer planned townhome project; 1,380 & 1,641 s.f.

Data No. 1 is located at the northwest corner of Menifee Rd. and Rouse Rd., in the northeast part of Menifee. This area includes newer neighborhoods of homes, much vacant land and nearby industrial uses. The property consists of ±7.5 acres of vacant and fairly flat land in unimproved condition, that was entitled for 162 two-story townhomes, with sizes ranging from 918 s.f. to 1,336 s.f. The sale to Lennar Homes closed in January 2025 at an indicated price of $15,800,000 or $97,531 per lot for the as is condition, and based on $176,000 per finished lot. The buyer planned to develop this project to be called Heritage Village.

In comparison to the subject, the date of sale/market conditions is similar; the location is considered to be slightly inferior; the density of the project is closer to 20 units per acre or much higher than the subject, resulting in smaller home sizes; and the unimproved physical condition at time of sale is inferior to the subject near-finished lot condition, resulting in greater time and risk to get to buildable condition. Overall, upward adjustments for the inferior location, size of homes and physical condition result in a firm lower limit indication of value for the subject lots at $176,000 per finished lot.

Data No. 2 is located on the north side of Winchester Hill Dr., west from Leon Rd., in the northerly part of unincorporated Winchester area and nearby to the north of Domenigoni Pkwy. This semi-rural area includes many new neighborhoods of homes and much remaining vacant land. The property consists of 14.9 acres of vacant, fairly flat and unimproved land that was entitled for 164 residential units comprised of 65 six-pack cluster detached homes and 99 bungalow-style detached tri-plex homes (including detached garages and one unit above the garages). The sale to KB Home closed in October 2024 at the price of $15,994,500 or $97,527 per lot in unimproved condition, with finished lots estimated at $184,000 per lot.

In comparison to the subject, the date of sale/market conditions is similar; the location is considered to be inferior; the product type is superior as detached homes, though a somewhat less desirable tri-plex type of home comprising a majority of the units; and the unimproved condition of the land was inferior. Overall, upward

adjustments for the inferior location and condition of the land are mostly offset by a downward adjustment for the superior product type of homes, resulting in a close indication for the subject at $184,000 per finished lot.

Data No. 3 is located on the westerly side of Jackson St., ±800' southerly of Indiana Ave., in the southwest part of Riverside. This location is in an average residential area, across Jackson St. from Arlington High School and along the southerly side of the main railroad tracks through this area. The property consists of a 4.55-acre site comprising six Assessor parcels that was mostly land in unimproved condition, but including several old houses and outbuildings. The sale from two separate parties to Century Communities of California, LLC was negotiated in 2021 and closed concurrently in November 2023 at the total price of $6,000,000 or $83,333 per lot for a planned 70-unit townhome project, with finished lots estimated at $200,000 per lot. The buyer processed the entitlements for the project, with the townhomes to be 1,380 s.f. and 1,641 s.f. in size, and current indicated pricing from the $500,000's.

In comparison to the subject, the date of sale/market conditions is inferior; the location is considered to be superior; the density of 15.4 units per acre is slightly higher than the subject, with the planned homes being fairly similar in size but at a likely much higher price point; and the unimproved physical condition is inferior. Overall, a downward adjustment for the superior location is partially offset by upward adjustments for the various inferior factors, resulting in a firm upper limit indication of value for the subject lots at $200,000 per finished lot.

In summary, on a finished lot basis the analysis of the data supports a firm lower limit indication of value at $176,000; a fairly close indication at $184,000; and a firm upper limit at $200,000.

An alternative analysis is by the finished lot ratio, which is calculated by the finished lot price divided by the projected or proforma average home price. A typical finished lot ratio for a lower-priced product type such as the subject is in the range of 40-45%. Applying this range to an average home price of $440,000 (average value previously concluded for the completed-closed homes), the resulting indication is as follows:

$440,000 x .40-.45 = $176,000 to $198,000/finished lot

The conclusion for the subject lots is $185,000 per lot if in finished condition.

Deduction of Costs to Complete

Then, a deduction is made for the remaining land development costs plus development impact fees to get all lots to a fully finished condition. Per information provided by the builder, the remaining cost amount is a total of $1,003,304. This amount includes items of Grading; Consultants (design, planning, engineering);

ANALYSIS OF VACANT LOTS, Continuing

Streets; Sewer, Water & Storm Drain; Parks, Landscaping & Common Area; Walls; Dry Utilities; and Impact Fees. It is noted that none of these costs or fees are to be funded or reimbursed by the CFD bond proceeds.

This cost amount of $1,003,304 is allocated over the total of 23 lots that are either vacant lots or have homes under construction. This results in an allocation of $43,622 per lot to these 23 lots.

Conclusion for Vacant Lots – As Is Condition

Thus, relative to the 7 vacant lots, the following indication results:

7 vacant lots, if in finished condition @ $185,000/lot =		$1,295,000
Less alloc. of remaining costs: 7 lots @ $43,622/lot =		- 305,354
Value, As Is Condition:		$ 989,646
	Rd.	$ 990,000

CONCLUSION OF VALUE

Based on the foregoing, the total value indication for the subject Horizon Place neighborhood in its as is condition, is calculated as follows:

110 completed-closed homes @ $440,000 =	$48,400,000
3 completed-unclosed homes @ $350,000 =	$ 1,050,000
16 homes under construction @ $255,000 =	$ 4,080,000
7 vacant lots =	$ 990,000
Value Indication, As Is Condition:	$54,520,000

Thus, as the result of this analysis, I have arrived at the following overall conclusion of market value for the as is condition of the subject Horizon Place neighborhood, subject to the Assumptions and Limiting Conditions, and as of January 6, 2025:

$54,520,000

(FIFTY-FOUR MILLION FIVE HUNDRED TWENTY THOUSAND DOLLARS)

ADDENDA

QUALIFICATIONS
OF
STEPHEN G. WHITE, MAI

PROFESSIONAL EXPERIENCE

Real Estate Appraiser since 1976.

1983 through current date: Self-employed; office located at 1801 Lexington Dr., Fullerton, CA 92835 (Phone: 714-738-1595)

1976-1982: Employed by Cedric A. White, Jr., MAI, independent appraiser located in Anaheim.

Real estate appraisals have been completed on most types of properties for purposes of fair market value, leased fee value, leasehold value, easement value, partial acquisitions and severance damages.

PROFESSIONAL ORGANIZATIONS

Designated Member, Appraisal Institute; MAI designation obtained 1985

Affiliate Member, Pacific West Association of Realtors

LICENSES

Licensed by the State of California as a Certified General Real Estate Appraiser; BREA ID No. AG013311; valid through September 22, 2026.

EDUCATION

B.A. Economics & Business, Westmont College, Santa Barbara (1976)

Appraisal Institute Courses:
- Basic Appraisal Principles, Methods and Techniques
- Capitalization Theory and Techniques
- Urban Properties
- Litigation Valuation
- Standards of Professional Appraisal Practice

Numerous seminars and continuing education on various appraisal subjects, including valuation of easements and leased fee interests, litigation, the money market and its impact on real estate, and standards of professional appraisal practice.

COURT/TESTIMONY EXPERIENCE

Qualified as an expert witness in the Superior Courts of Orange, Los Angeles, Riverside and San Bernardino Counties; also for the Assessment Appeals Board of Orange and Los Angeles Counties.

TYPES OF PROPERTY APPRAISED

Residential: vacant lots, acreage and subdivisions; single family residences, condominiums, townhomes and apartment complexes.

Commercial: vacant lots/acreage; office buildings, retail/shopping centers, restaurants, hotels/motels.

Industrial: vacant lots and acreage; warehouses, manufacturing buildings, R&D buildings, industrial parks, mini-warehouses.

Special Purpose: mobilehome parks, churches, automobile agencies, medical buildings, convalescent hospitals, easements, leased fee and leasehold interests.

CLIENT LIST

Corporations:

Aera Energy
British Pacific Properties
BSI Consultants
Crown Central Petroleum
Firestone Building Materials
Foodmaker Realty Corp.
Greyhound Lines
Holiday Rambler Corp.
International Baking Co.
Johnson Controls
Kampgrounds of America
Knowlwood Restaurants
Kroger Company
La Habra Products, Inc.
MCP Foods
Orangeland RV Park
Pacific Scientific
Penhall International
Pic 'N Save Stores
Sargent-Fletcher Co.
Shell-Western E&P
Southern Distributors Corp.
Southern California Edison
The Home Depot
Tooley and Company
Wastewater Disposal Co.

Developers:

Brighton Homes
BRIDGE Housing
Brookfield
Citation Builders
Davison-Ferguson Investment Devel.
D.T. Smith Homes
Irvine Company
Kathryn Thompson Developers
Mission Viejo Co.
Premier Homes
Presley Homes
Rockefeller & Associates
Taylor Woodrow Homes
Unocal Land & Development

Law Firms:

Atkinson, Andelson, Loya, Ruud & Romo
Baldikoski, Klotz & Dragonette
Best, Best & Krieger LLP
Bowie, Arneson, Wiles & Giannone
Bye, Hatcher & Piggott
Callahan, McCune & Willis
Cooksey, Coleman & Howard
Dawson & Dawson
Hamilton & Samuels
Horgan, Rosen, Beckham & Coren
Kirkland & Ellis
Latham & Watkins LLP
McKee, Charles C.
Mosich, Nicholas J.
Long, David M.
Nossaman, Guthner, Knox & Elliott, LLP
Oliver, Barr & Vose
Ollestad, Freedman & Taylor
Palmieri, Tyler, Wiener, Wilhelm & Waldron LLP
Paul, Hastings, Jonofsky & Walker LLP
Piggott, George B.
Pothier, Rose
Rosenthal & Zimmerman
Ross Wersching & Wolcott LLP
Rutan & Tucker, LLP
Sikora & Price, Inc.
Smith & Politiski
Williams, Gerold G.
Woodruff, Spradlin & Smart, P.C.
Yates, Sealy M.

Financial Institutions:

Ahmanson Trust Company
Barclays Bank
Chino Valley Bank
Continental Bank
First Interstate Mortgage
First Niagara Bank
First Wisconsin Bank
NorthMarq
Pacific Western Bank
San Clemente Savings & Loan
Security Pacific Bank
Sunwest Bank
United Calif. Savings Bank
Washington Square Capital

QUALIFICATIONS, Page 3

Cities:

Anaheim	Laguna Beach	San Diego
Baldwin Park	Lake Elsinore	San Marino
Buena Park	Long Beach	Santa Ana
City of Industry	Mission Viejo	Santee
Cypress	Orange	Seal Beach
Dana Point	Palm Desert	Stanton
Duarte	Placentia	Temecula
Fontana	Rialto	Tustin
Fullerton	Riverside	Wildomar
La Habra	San Clemente	Yorba Linda

Counties:

County of Orange	County of Riverside

Other Governmental:

Agua Mansa Industrial Growth Association	Lee Lake Water District
Eastern Municipal Water District	Metropolitan Water District
El Toro Water District	Orange County Water District
Federal Deposit Insurance Corporation (FDIC)	Trabuco Canyon Water District
Kern County Employees Retirement Association	U.S. Postal Service

School Districts:

Alvord Unified	Irvine Unified	Riverside Unified
Anaheim Union High	Jurupa Unified	Romoland
Anaheim Elementary	Lake Elsinore Unified	Saddleback Valley Unified
Banning Unified	Menifee Union	San Jacinto Unified
Beaumont Unified	Moreno Valley Unified	San Marcos Unified
Capistrano Unified	Murrieta Valley Unified	Santa Ana Unified
Castaic Union	Newhall	Saugus Union
Cypress	Newport-Mesa Unified	Sulphur Springs Union
Etiwanda	Orange Unified	Westside Union
Fullerton	Palm Springs Unified	William S. Hart Union High
Fullerton Jt. Union High	Placentia-Yorba Linda Unif.	Victor Elementary
Garden Grove Unified	Poway Unified	
Hemet Unified	Rialto Unified	

Churches/Church Organizations:

Calvary Church, Santa Ana	Lutheran Church, Missouri Synod
Central Baptist Church, Pomona	Presbytery of Los Rancho
Christian & Missionary Alliance Church, Santa Ana	St. Mark's Lutheran Church, Hac. Hts.
Christian Church Foundation	United Methodist Church
Congregational Church, Fullerton	Vineyard Christian Fellowship
First Church of the Nazarene	Yorba Linda United Methodist Church

Other:

Beverly Hospital
The Claremont College Services
GOALS (nonprofit org.)

COMMUNITY FACILITIES DISTRICT 2022-2 (HORIZON PLACE) SPECIAL TAX BONDS SERIES 2025

Background

CFD 2022-2 (Horizon Place) formed June 8, 2022

- Incur Bonded Indebtedness NTE $10,000,000
- Bonds to be issued to Finance City Facilities, LEUSD Facility Costs, EVMWD Facility Costs and to Pay the Costs to Issue the Bonds
- ~ $211,562 in Bond Proceeds – City Fee Premium to be Used For Any City Capital Project

Levied Special Taxes Starting FY 2024

Request for Bond Sale from Developer Lennar Homes

136 Parcels – Over 81% Developed and Conveyed to Individual Owners

JCFA With LEUSD

Proposed Transaction

Special Tax Bonds Secured by Special Tax Revenue Levied on CFD 2022-2 (Horizon Place)

Principal Not to Exceed $8,500,000

30 Year Maturity

Appraised Value of Property - $54,520,000 as of January 6, 2025

Good Faith Estimates

True Interest Cost of Bonds – 4.91%

Total Finance Charge - $287,000

Amount of Bond Proceeds – $6,665,000

Total Payment Amount to Final Maturity – $15,687,000

These are not obligations of the City of Wildomar. They are secured by the Special Tax Levied on CFD 2022-2. There is no Fiscal Impact to the City of Wildomar

QUESTIONS / DISCUSSION

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 3.3
Meeting Date: March 12, 2025

SUBJECT: City Council Review of an Update to the City's 2025 Landscape Design Standards and Guidelines

SUBMITTED BY: Matthew Bassi, CD Director

PREPARED BY: Abdu Lachgar, Senior Planner

ACTION:
The Planning Commission recommends the following actions:

1. Find and determine that the adoption of the 2025 Landscape Design Standards and Guidelines document is exempt from the California Environmental Act (CEQA) Guidelines in accordance with Section 15061(b)(3) and 15378(b)(2) and (b)(5); and

2. Adopt a Resolution entitled:

RESOLUTION NO. 2025 - ___
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RESCINDING RESOLUTION NO. 2022-39 AND APPROVING AN UPDATE TO THE CITY OF WILDOMAR LANDSCAPE DESIGN STANDARDS AND GUIDELINES DOCUMENT

BACKGROUND:
The City Council on June 8, 2022 adopted the City's first comprehensive Landscape Design Standards and Guidelines Document upon recommendation of the Planning Commission. This document has been instrumental over the past 2+ years in ensuring all proposed projects within the City meet the highest standards when it comes to landscape design and conservation. While the document is comprehensive, it will need to be periodically updated to keep current with current standards, policies, and the City's current goals. With multiple updates to the State's fire prevention regulations over the past few years, there have been restrictions put in place, with several regulations for on-site design and landscaping. Consequently, it is time to bring forward an updated landscape design standards and guidelines. For example, the State's new fuel modification standards require that the landscape design standards be updated to meet all new State requirements. The new Landscape Design Standards and Guidelines will supersede the previous document adopted in 2022.

Planning Commission Summary:
The Planning Commission reviewed the new/updated Landscape Design Standards and Guidelines document at its February 19, 2025 meeting. The Commission had questions regarding the changes from the previously adopted document and how the new design standards/guidelines were affected by the new State fire codes. There were no public

speakers on the agenda item. Therefore, the Planning Commission voted 5 – 0 to adopt PC Resolution No. 2025-02 recommending City Council approval of the 2025 update to the City's Landscape Design Standards and Guidelines document.

DISCUSSION:

The new/updated design standards and guidelines booklet is provided in Attachment A, Exhibit 1 for City Council consideration. The Landscape Design Standards and Guidelines update reflects important input from the Planning and Fire departments and city's Landscape Architect who prepared the update. Staff believes the updated standards and guidelines are consistent with current local and state policies, especially the new fire code requirements related to fire safety. The fire code requirements for properties in high-fire hazard severity zones include regulations such as combustible material, irrigation setbacks around structures, plant spacing requirements, as well as undesirable plant species lists.

Overview and Purpose:

The new Landscape Design Standards and Guidelines booklet will continue to provide developers, builders, and architects with a clear statement of the desired landscape design characteristics for new development in the City that will continue to enhance our community's unique character while maintaining high quality landscape design. The new standards also will continue to require new development projects to be consistent with the standards that contribute to high-quality public spaces and create comfortable and memorable living experiences.

The updated document includes several changes to various chapters in order to streamline the city's review and approval process and make it more user friendly for landscape architects to design developer projects. For example, two (2) new major components include: 1) preparation of fuel modification standards/guidelines to meet state law for development projects (Appendix 10.6), and 2) an objective design standards checklist so landscape architects can verify compliance with the new standards (Appendix 10.9).

New Fuel Modification Standards:

Staff has created new "fuel modification standards" to build upon the City's current municipal codes and adopted landscape design standards, as well as meet the new state fire requirements. The new fuel modification standards will guide the development of all landscape plan submittals located within designated "High Fire and Very High Fire Hazard Severity Zones" areas by providing graphic illustrations and specific design descriptions that illustrate the design requirements for both preliminary (entitlement) and construction document (post entitlement) landscape fuel modifications plans.

Objective Design Standards Checklist:

This section provides a new checklist to complement the City's current Municipal Code and the adopted Landscape Standards and Guidelines document. The revised objective design standards checklist will provide specific guidance for the development of residential projects (i.e., Single-Family & Multi-Family) and Commercial, Industrial and Public Facility development. It will provide specific, objective, and quantifiable requirements and reduce subjective language.

Conclusion:

Staff believes updating the adopted guidelines with the latest State fuel modification

requirements for residential and commercial developments, as well as revising the guidelines to reduce subjective language, is important. The introduction of a clear objective design checklist for developers will provide a clearer path forward for Applicants and a more quantifiable baseline to improve quality landscaping design for the various types of development projects in the City. Further, the updated landscape design standards and guidelines will continue to achieve higher quality development projects that will not only look great visually but will achieve practical landscape design ideas that reflect our local arid conditions and unique characteristics of the Wildomar community, including excellent water conservation standards. To this end, the Planning Commission has recommended the City Council rescind Resolution No. 2022-39 (existing landscape design guidelines document) and approve the updated "Wildomar Landscape Design Standards and Guidelines" document as provided in Attachment A, Exhibit 1.

FISCAL IMPACT:
The City Council allocated $30,000 in the FY 2024/25 budget to prepare the Landscape Design Standards and Guidelines update document.

ACCOUNT CODE:
#100-4300-52127

ENVIRONMENTAL ANALYSIS:
In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department related to the proposed Wildomar Landscape Design Standards and Guidelines document. This evaluation indicated no potential for significant impacts on the environment since adoption of the updated design guidelines only results in the establishment of standards and guidelines for future development projects. Further, as the adoption of the updated guidelines and standards is defined as an administrative activity of government that will not result in any direct or indirect physical changes in the environment, the proposed amendment is not subject to the requirements of CEQA.

Thus, adoption of the City's updated Landscape Design Standards and Guidelines document can be exempted from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). This section states "that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Further, CEQA Guidelines Section 15378(b)(2) and (b)(5) states adoption of the updated Landscape Design Standards and Guidelines document is an administrative activity that will not result in direct or indirect physical changes in the environment.. Therefore, the Planning Commission has recommended City Council adoption of these two CEQA exemptions.

ATTACHMENTS:
Attach A - CC Resolution-final [3-12-25].pdf
Attach A-Ex1-2025 Landscape Design Standards-Guidelines Document.pdf
Attach B - Original Landscape Design Standards [Adopted 6-8-22].pdf
Attach C - Power Point CC Presentation [3-12-25].pdf

RESOLUTION NO. 2025-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, RESCINDING RESOLUTION NO. 2022-39 AND APPROVING AN UPDATE TO THE CITY OF WILDOMAR LANDSCAPE DESIGN STANDARDS AND GUIDELINES DOCUMENT

WHEREAS, the Planning Department has proposed for Planning Commission review and City Council adoption of an update to the City's first comprehensive "Wildomar Landscape Design Standards and Guidelines" booklet for development projects in the City; and

WHEREAS, various new state regulations regarding fire modification requirements for on-site landscaping have created a need to update the adopted landscape design guidelines; and

WHEREAS, in accordance with the City policy, the Planning Commission has the authority to review the proposed update to the Wildomar Landscape Design Standards and Guidelines booklet for all future development projects, and make a recommendation to the City Council; and

WHEREAS, the Planning Commission held a public meeting on February 19, 2025 to review the updated Wildomar Landscape Design Standards and Guidelines booklet, at which time all interested persons had an opportunity to provide feedback and ideas in support of, or opposition to the proposed update to the design guidelines, and at which time the Planning Commission made a recommendation to the City Council; and

WHEREAS, the City Council held a public meeting on March 12, 2025 to review the updated Wildomar Landscape Design Standards and Guidelines booklet, at which time all interested persons had an opportunity to provide feedback and ideas in support of, or opposition to, the proposed update to the design guidelines, and at which time the City Council moved to accept the Planning Commission's recommendation to adopt the Wildomar Landscape Design Standards and Guidelines booklet.

NOW THEREFORE, the City Council of the City of Wildomar, California does hereby resolve, determine and order as follows:

SECTION 1. CEQA

In accordance with the requirements of the California Environmental Quality Act (Public Resources Code § 21000, et seq. ("CEQA")), a review of the potential environmental impacts was conducted by the Planning Department related to the proposed Wildomar Landscape Design Standards and Guidelines document. This evaluation indicated no potential for significant impacts on the environment since adoption of the updated design

guidelines only results in the establishment of standards and guidelines for future development projects. Further, as the adoption of the updated guidelines and standards is defined as an administrative activity of government that will not result in any direct or indirect physical changes in the environment, the proposed amendment is not subject to the requirements of CEQA. Thus, adoption of the City's updated Landscape Design Standards and Guidelines document can be exempted from environmental review pursuant to CEQA Guidelines Section 15061(b)(3). This section states "that if an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Further, CEQA Guidelines Section 15378(b)(2) and (b)(5) states adoption of the updated Landscape Design Standards and Guidelines document is an administrative activity that will not result in direct or indirect physical changes in the environment. Therefore, the City Council hereby adopts these two CEQA exemptions.

SECTION 2. CITY COUNCIL ACTION

The City Council hereby adopts a Council Resolution No. 2025-___ rescinding Resolution No. 2022-39 and approving the update to the Wildomar Landscape Design Standards and Guidelines booklet as shown in Exhibit 1, attached hereto this Resolution.

PASSED, APPROVED AND ADOPTED this 12th day of March, 2025.

_____
Ashlee Dephillippo
Mayor

APPROVED AS TO FORM:

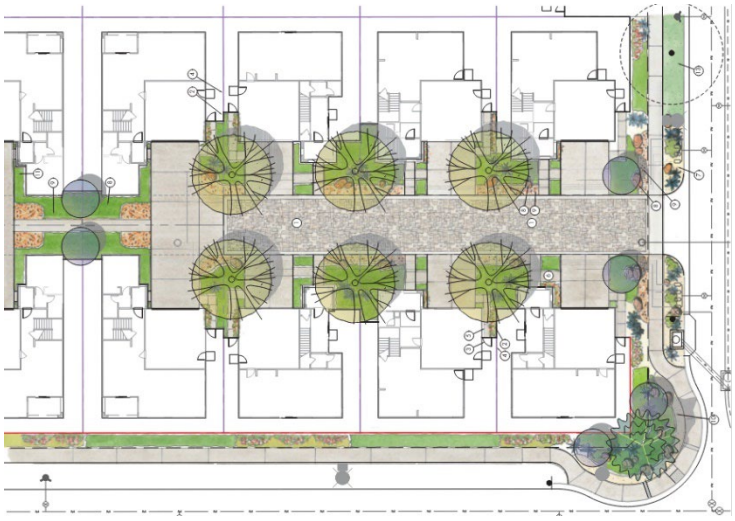
_____
Thomas D. Jex
City Attorney

ATTEST:

_____
Janet Morales, CMC
City Clerk

CITY OF WILDOMAR

LANDSCAPE DESIGN STANDARDS



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1. PURPOSE

The goal of this document is to provide standards for the design and installation of landscaping and irrigation systems for the various development projects in the City of Wildomar. The intent is to guide applicants, qualified landscape professionals, and residents in creating water efficient landscapes that visually enhance the City through quality design, installation, and maintenance.

They will also provide guidance in implementing the City's landscape related Municipal Code Chapters and the State's Model Water Efficient Landscape Ordinance (MWELO) which outlines the minimum requirements for landscape construction documentation packages and the maximum water allowance for residential and non-residential landscape projects. If any conflict arises between these standards and the most current mandates of the State's Model Water Efficient Landscape Ordinance, the stricter of the two shall apply.

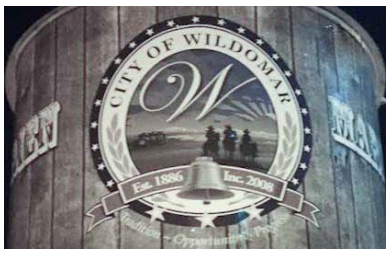
The Landscape Design Standards shall supersede all requirements of Chapter 17.276 Water-Efficient Landscapes and City Of Wildomar Water Efficient / Conservation Landscape Standards Manual. In accordance with Ordinance No. 212, as applicable, all persons and/or entities subject to the State Model Water Efficient Landscape Ordinance (23 CCR, Division 2, Chapter 2.7) shall comply with Sections 492.6(a)(3)(B), (C), (D), and (G), of the State Model Water Efficient Landscape Ordinance, as amended September 15, 2015, as it may be amended in the future.

2. GOALS

- To promote environmental conservation, recognizing that beautiful and water efficient landscape designs are integral to the City's character and community's quality of life.
- To incorporate the main principles of water conservation in landscape design with the:
    - use of water conserving plants
    - reduction of turf area
    - grouping of plants according to watering needs
    - application of irrigation methods to meet plant needs
- To provide guidance and standards to create beneficial landscape designs, that can also be utilized as criteria to evaluate design proposals.
- To ensure well designed harmonious landscapes that strengthen and unify residential and commercial developments.

3. QUALITY LANDSCAPE DEVELOPMENT

Local arid conditions and unique characteristics of Wildomar create landscape design challenges and possibilities within our community. The City is located along Interstate 15 freeway in Riverside County and is nestled in a valley bordered by the Santa Rosa Plateau to the west and rolling hills to the east. Wildomar has a diverse mix of developments and land uses that blend the older rural design character with the newer more modern commercial and residential communities. This region requires carefully designed landscapes that are both water efficient and that respond to this blended environment to create connections, enhance function, beautify, and strengthen the City's strong sense of community.



4. APPLICABILITY

These landscape design standards shall apply to the following:

- All new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review.
- Rehabilitated landscapes projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
- Modification to existing structures and uses. Whenever an existing building is modified, or a use is expanded such that it creates an increase of more than 10% in the number of existing dwelling units for residential projects or more than 10% in the existing square footage of commercial or industrial projects, landscaping shall be provided as required under these standards to the greatest extent feasible.
- For existing landscaping and irrigation, the requirements for removal and replacement of required landscaping and maintenance within this document shall apply to all landscaping and irrigation within the City. When a homeowner replaces landscape and irrigation on projects with less than 2,500 square feet of landscape area, these design standards are encouraged to be used but are not mandatory.
- In the event of a declared water shortage or mandatory water conservation measures imposed by the State of California or other government agency having such authority, a development project shall comply with all water allocations programs adopted by the state or agency.

5. PLAN SUBMITTAL AND APPROVAL PROCESS

This section is intended to outline the phases and general requirements from plan preparation to final landscape inspection.

- A licensed landscape architect shall prepare all landscape submittals in fulfillment of this document's requirements. The landscape architect must consult with City staff and the City's landscape architect at the earliest possible stage of site development for a coordinated and well-prepared landscape plan submittal.
- For projects greater than one (1) acre in land area, a landscape architect with a current California license shall certify to the preparation of all landscape plans. A certified irrigation designer may prepare the irrigation plans.
- Most landscape design proposals will require at least two rounds of review to complete the review process. The Planning Department will provide plan review or plan check fee information prior to the submittal of each phase in the process.
- Upon submission to the City, the landscape concepts will be checked for the minimum required per Landscape Objective Design Standards, provided in Section 10. Appendix. The applicant will submit as part of their application package the applicant-completed Landscape Objective Design Standard checklist verifying all the of the minimum requirements have been provided. The City reviewer will then complete the City's section of the checklist, confirming all items are provided and will deem the submission as "Complete" or "Incomplete" and notify the applicant of any deficient items. Applications without the checklist and those deemed incomplete will not be reviewed further until verified "Complete" by the City's reviewer.
- Once the landscape concept is verified as "Complete", the concept(s) will then be reviewed for consistency with the Landscape Standards described in this document, Wildomar Municipal Code, and industry best practices. Applicant may receive corrections in both written and redlined plan format as part of the discretionary, entitlement process.
- Review comment checklists for the Preliminary Landscape Plan and Landscape Documentation Package are provided in Section 10. Appendix. The checklists will be used by the City to review landscape plans for fundamental items, industry-standard best practices, required sheet elements, requirements per the State's Model Water Landscape Ordinance, and similar. The designing landscape architect is strongly encouraged to use the checklists as a self-review tool when preparing landscape plans for city submittal.

5.1 Phase 1 - Discretionary Development

A Preliminary Landscape Plan is required as part of a development project application (i.e., Plot Plan, CUP, etc.) and with applications subject to design review or land use entitlement. After the preliminary plans are deemed "Complete" and ready for review, the City will review the plan for compliance with these standards, landscape related ordinances, and with special landscape requirements of any applicable master plan, specific plan or overlay area, as well as cohesiveness and compatibility with adjacent existing development.

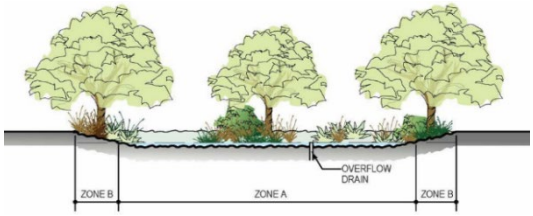
The Preliminary Landscape Plan shall convey a fully developed landscape program. Irrigation plans are not required at this phase; however, a preliminary water budget calculation shall be included to show that

the proposed landscape program is compliant and preliminary hydrozoning for water efficiency should be evident.

The City's design review process represents the basis for approval or denial of a landscape design proposal, and no grading, building, or use permit can be issued until a project has received approval from the required approval authority.

The Preliminary Landscape Plan shall be developed to construction drawing level and at a minimum, include the following items:

- Identify all landscape planting material, including trees, shrubs, groundcover, and turf. The proposed planting layout shall be clearly communicated with hatches or symbols. Proposed plant quantities and sizes to be noted by estimated number or percentages.
- List botanical name, common name, and water use classification (per current WUCOLS found at ucanr.edu/sites/WUCOLS/) for each plant.
- Identify any Special Landscape Areas (SLA) to be included in the Water Efficient Landscape Worksheet such as, reclaimed water use areas, edible landscape areas, or recreational turf fields.
- Locate and identify all biofiltration or detention basin areas and provide a specialized plant palette for basin bottom (Zone A, periodic inundation) and slopes (Zone B, above inundation).
- Locate and identify all existing protected trees, noting biological name, common name, and trunk diameter. Note trees proposed to be removed, relocated on-site, or maintained in place. For additional information, refer to Section 7.1.4 Existing and Protected Trees.



PLANT PALETTE AT WATER QUALITY BASIN

ZONE A PLANTING (AREA OF PERIODIC INUNDATION)

GRASSES AND PERRENIALS
- *Carex pansa* — California Meadow Sedge
- *Leymus condensatus 'Canyon Prince'* — Canyon Prince Wild Rye
- *Muhlenbergia dubia* — Pine Muhly

ZONE B PLANTING (ABOVE AREA OF PERIODIC INUNDATION)

TREES
- *Cercis occidentalis* — Western Redbud
- *Platanus racemosa* — Western Sycamore

SHRUBS
- *Myrica californica* — Pacific Wax Myrtle
- *Sambucus mexicana* — Western Elderberry

GRASSES AND PERRENIALS
- *Carex pansa* — California Meadow Sedge
- *Leymus condensatus 'Canyon Prince'* — Canyon Prince Wild Rye
- *Muhlenbergia dubia* — Pine Muhly

- Illustrate sloped areas, include slope ratio, topographic lines, and elevations. Provide a specialized plant palette that demonstrates material suitable for slope stability.
- Provide a preliminary water efficient landscape worksheet that reflects the proposed landscape program (MAWA and estimated ETWU).
- For projects located within the Very High Fire Severity Zone, provide a Conceptual Fuel Modification Plan complete with zone delineation, description, and restrictions and limit plant palette to fire resistive material.

  Refer to Appendix 10.6 Landscape Fuel Modification Guidelines for requirements.
- Locate and identify all decorative paving and hardscape material. Note if any materials are permeable.
- Locate and identify all buildings and structures, including the height and material of all walls, fences, and gates.
- Locate and identify all utilities, light standards, vehicular charging stations, and signs.
- Locate and identify all outdoor amenity features, including, but not limited to pools, spas, various water features, trellises, gazebos, play equipment, bike racks, picnic tables and benches.

- Special design attributes may require elevations, detail drawings and/or the submittal of manufacturer's literature.
- Note required setback for landscaping. Minimum requirement by land use zones can be found in Title 17 (Zoning) of the Wildomar Municipal Code.
- Note the total square footage of the project, new landscape area, rehabilitated landscape area, turf area.
- Note the shade percentage required and provided for the parking space area.
- Note the proposed irrigation method for each hydrozone or plant type.

These minimum items are included on the City's Landscape Objective Standard checklist and plans. Again, without the required minimum information shall not proceed to consistency review.

It is the responsibility of the designing landscape architect to be aware of and comply with the requirements and standards of this document, all landscape related chapters of the Wildomar Municipal Code, the City's current policies, and current State of California water efficient landscape requirements.

Revisions to the Preliminary Landscape Plan may be necessary until it complies with city standards and project requirements. Once complete, an approval letter with conditions of approval will be prepared and provided to applicant and the project's design team as part of the discretionary review process for the project.

5.2 Phase 2 - Post Entitlement

A Landscape Documentation Package to be reviewed and approved during the grading and building plan check process.

Once a discretionary development project is approved by the Planning Commission or City Council, full landscape and irrigation construction drawings must be submitted to the Planning Department for plan check review. The Landscape Documentation Package shall be in substantial conformance with the approved Preliminary Landscape Plan, while incorporating the conditions of approval and any necessary revisions communicated at the conclusion of the discretionary design review phase. Clearly note if there are any changes or deviations from the approved Preliminary Landscape Plan.

The Landscape Documentation Package (required concurrently with submittal of the project grading plans) shall include the following elements:

- Stamped Approved Preliminary Landscape Plan.
- Landscape Construction Design Plan.
- Planting Design Plan.
- Irrigation Design Plan.
- Water Efficient Landscape Worksheet.
- Soil Management Report.
- Grading Design Plan.
- Details and specifications to fully support all elements of the design plans

- Project located within the Very High Fire Hazard Severity Zone of the Local Responsibility Area (LRA), a Precise Fuel Modification Plan will be required. Refer to Appendix 10.6 Landscape Fuel Modification Guidelines for information.

The above items are further outlined in Section 6. Landscape Documentation Package Requirements and Section 7. Landscape Design Standards.

The elements of the Landscape Documentation Package listed above will be thoroughly reviewed by City Staff for compliance with the criteria contained in these standards and the project's conditions of approval. City Staff will provide detailed plan review comments after each review. Plans shall be revised and resubmitted along with correction response comments from the designing landscape architect. City Staff will review the revised plans and responses and continue this process until the construction landscape plans are approved to the satisfaction of the Planning Department.

5.3 Phase 3 - Landscape Construction and Final Inspection

The designing landscape architect is required to monitor the installation of all irrigation and landscaping with site inspections after the completed review phases to ensure quality of work and adherence to the approved landscape documentation package.

All projects requiring approval of landscape plans must install and maintain the landscape in a manner which substantially conforms to the approved plans. Any changes to the approved landscape plans, prior to or during installation, must be approved by the City in advance. Any changes must be submitted to the Planning Department for review and must include a checklist detailing all changes.

Once the landscape installation is complete and the irrigation system is fully operational:

- Fully execute Parts 1-6 of the Certificate of Completion with all necessary plans, reports, and documentation to planning staff. Refer to Section 6. Landscape Documentation Package Requirements, as well as Appendix for certificate and outline of all required parts.
- Submit the Certificate of Completion to the assigned planner with request for a final landscape inspection. Assigned planner will facilitate an inspection appointment with the City's Landscape Consultant or Inspector. Fuel modification landscapes shall also be inspected and approved by the Fire Inspector / Fire Marshall for conformance with the approved Precise Fuel Modification Plan, prior to occupancy.
- For the inspection appointment, the owner's representative, site superintendent, and landscape contractor shall be on site for questions and coordination.
- Prior to Planning Department sign-off of certificate of occupancy, all landscape requirements and conditions must be fulfilled and verified during the final inspection.

6. LANDSCAPE DOCUMENTATION PACKAGE REQUIREMENTS

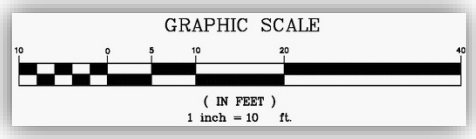
6.1 Title Sheet and General Design Plan

The following project information shall be provided on the title sheet of the Landscape Documentation Package:

- Date
- Project applicant name and contact information
- Project address (if available, parcel and/or lot number(s))
- Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed). Projects that include multiple maintenance entities (private homeowner, homeowner's association, municipality, etc.) are to be separated into different plan sets.
- Total project area, new landscape area, rehabilitated landscape area in square feet, as well as the area and percentage of turf area.
- Provided parking space shade area in square foot and percentage.
- Water supply type (e.g., potable, recycled, well) and identify the local water purveyor
- Project contacts to include information for the project applicant, property owner, landscape architect, architect, engineer, etc.
- Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

Each design plan sheet of the package shall provide the following information:

- North arrow
- Graphic scale, preferably an engineer's scale of 1"=10' or 1"=20', the same scale shall be used for all design plans



- Delineated property lines and easements, including utility easements
- Adjacent streets, including location, dimension, and centerline
- Existing and proposed public improvements, including right-of-way and street dedications
- All existing and planned buildings and structures on site with delineated architectural features such as, doors, windows, awnings, and attached trellis.
- The stamp and signature of a licensed landscape architect. The City may allow other licensed or certified landscape design professionals to prepare a landscape documentation package, but approval must be obtained prior to package submittal.

Construction level details and specifications shall be provided for all proposed construction, planting, irrigation, and grading elements.

Plan reference information is to be noted for elements that impact the landscape documentation package but are included under separate submittals.

It is the responsibility of the designing landscape architect to be aware of and comply with the requirements and standards of this document, as well as all landscape related chapters of the Wildomar Municipal Code, the City's current policies, and current State of California water efficient landscape requirements.

6.2 Landscape Construction Design Plan

When a project has complex site improvements that cannot be clearly described on the planting plan, a landscape construction design plan is required.

The landscape construction design plan shall include, but not be limited to the following:

- General landscape construction notes and specifications.
- Construction legend or schedule including item description, material, model, finish, manufacturer, etc.
- Construction details for all landscape features, including enhanced hardscape elements, fences, walls, gates, walkways, trails, landscape lighting, arbors, trellises, signs, and water features.
- If any aspects of the landscape construction elements (including those items listed above) are to be constructed according to the architect's or engineer's plans, a general description of the element is to be included and a reference provided to other plans.
- If signage is proposed on the landscape plans, include a note that all project signs and/or monument signs require a separate permit.

6.3 Planting Design Plan

With the approval of the Preliminary Landscape Plan, the proposed planting design program has been reviewed and revised to the satisfaction of the City. However, the applicant's landscape architect is responsible to incorporate any outstanding City comments or conditions of approval.

Further revisions may be necessary during the Landscape Documentation Package phase if plans are found to be noncompliant with any State or City ordinances, standards, guidelines, policies, or if modifications have been made to site layout or planting design program.

The planting design plan, at a minimum, shall:

- Identify all landscape planting material, including trees, shrubs, groundcover, and turf. The proposed planting layout shall be clearly communicated with hatches or symbols.
- List botanical name, common name, container size, on center spacing, quantities and water use classification (per current Water Use Classification of Landscape Species (WUCOLS) found at ucanr.edu/sites/WUCOLS/) for each plant. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley.

- Limit palette to fire resistive plant material.
- Identify type of mulch, application depth, and supplier
- Identify soil amendments, type, and quantity as referenced from the soil report

- Identify any Special Landscape Areas (SLA) to be included in Water Efficient Landscape Worksheet such as, reclaimed water use area, edible landscape areas, or recreational turf fields.
- Locate all existing protected trees, noting biological name, common name, and trunk diameter. Note trees proposed to be removed, relocated on-site, or maintained in place. Refer to Section 7.1.4 Existing and Protected Trees for additional information regarding protected trees.
- Locate and identify all paving and hardscape material. Note if any materials are permeable.
- Locate and identify all buildings and structures, including the height and material of all walls, fences, and gates.
- Locate and identify all utilities, light standards, vehicular charging stations, and signs.
- Locate and identify all outdoor amenity features, including, but not limited to pools, spas, various water features, trellises, gazebos, play equipment, bike racks, picnic tables and benches.
- Delineate and label each hydrozone by number, letter, or other method
    - Identify each hydrozone as low, moderate, high water or mixed water use.
    - Identify recreational areas
    - Identify areas permanently and solely dedicated to edible plants
    - Identify areas irrigated with recycled water
    - Identify areas of temporary irrigation
- Identify type and surface area of water features

Edible plants can be used throughout the landscape. Purple Basil, Raspberry, and Lemongrass

- Illustrate location, construction details, and cross-sections of any stormwater best management practices that facilitate on-site retention and infiltration of stormwater. Stormwater best management practices are encouraged, and examples include but are not limited to:
    - Biofiltration beds, swales and basins that allow water to collect and soak into the ground

Decorative rain barrel

    - Constructed wetlands and retention ponds that retain water, handle excess flow and filter pollutants
    - Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff
    - Identify any applicable rain harvesting or catchment technologies
    - Identify any applicable graywater discharge piping system components and area(s) of distribution

Refer to Section 7. Landscape Design Standards for a more detailed explanation of planting design principals, requirements, and restrictions.

6.4 Irrigation Design Plan

The irrigation design plan, at a minimum, shall contain the following:

- Point of connection to the public water supply, and location and size of separate water meters for landscape. Provide reference information when point of connection is to be installed or specified on a separate plan.
- A note to clearly identify the water source(s) as potable or recycled water.
- Location, type, size, and manufacturer of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain sensors, quick couplers, pressure regulators, backflow prevention devices, and emitter products.
- Static water pressure at the point of connection to the public water supply and maximum flow rate for the irrigation system.
- Flow rate (gallons per minute), application rate (inches per hour) and design operating pressure (pressure per square inch) for each station.
- Recycled water irrigation systems as specified in Section 7.2.3 Recycled Water below.
- The signature of a licensed landscape architect or certified irrigation designer.
- Refer to Section 7.2 Irrigation Standards for a detailed explanation of irrigation design principals, requirements, and restrictions.

6.4.1 Water Efficient Landscape Worksheet

A project applicant shall submit the Water Efficient Landscape Worksheet, see Appendix, which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The Maximum Applied Water Allowance (MAWA) is calculated based on the maximum ETAF allowed and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. The ETWU must be below the MAWA. In calculating the MAWA and ETWU, the ETo values from the CIMIS Reference Evapotranspiration Table, Department of Water Resources, 1999, City of Elsinore shall be used and is as follows:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
2.1	2.8	3.9	4.4	5.9	7.1	7.6	7.0	5.8	3.9	2.6	1.9	55.0

Water budget calculations shall adhere to the following requirements:

- The plant factor used shall be from the most current publication of the Water Use Classification of Landscape Species (WUCOLS). The plant factor ranges from 0 to 0.1 for low water use plants, from 0.4 to 0.6 for moderate water use plants and from 0.7 to 1.0 for high water use plants.
- All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

- All Special Landscape Areas shall be identified. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
- For determining Estimated Total Water Use, the average irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Refer to the Section 7.2.2 Hydrozone for additional information.

The above information is subject to change with the most current State's Model Water Efficient Landscape Ordinance or updated City's Water Efficient Landscape Worksheet.

6.5 Soil Management Report

To reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:

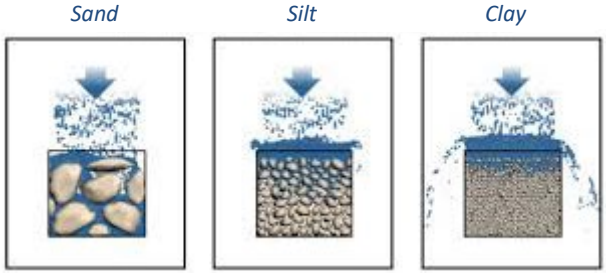
Submit soil samples to an accredited agronomic soil testing laboratory for analysis and recommendations.

Soil sampling shall be conducted in accordance with laboratory protocol, including procedures for adequate sampling depth for the intended plants.

Samples shall be taken from enough locations on the site to represent an adequate cross section of conditions. In projects with multiple landscape installations or a large landscape project of more than 10,000 square feet, a soil sampling rate of 1 in 7 lots or 15% shall serve as an adequate cross section.

The soil management report shall include, as applicable:

- Soil texture
- Infiltration rate determined by laboratory test or soil texture infiltration rate table
- pH
- Total soluble salts
- Sodium
- Percent organic matter
- Amendment recommendations
- Maintenance soil treatment and/or amendments



Water infiltration with varying soil textures

The project applicant, or his/her designee, shall comply with one of the following:

- If significant mass grading is not planned or is completed, the soil analysis report shall be included on the landscape plans as part of the Landscape Documentation Package.
- If significant mass grading is planned but not completed, the soil analysis report shall be submitted as part of the Certificate of Completion. All notes, details, and specifications on the landscape plans shall refer to the soil management report for amendments and irrigation scheduling.

The soil management report shall be made available, in a timely manner, to the professionals preparing the landscape and irrigation design plans to make any necessary adjustments to the planting and irrigation design plans.

The project applicant, or his/her designee, shall submit documentation (photos, dated receipts, etc.) verifying implementation of soil analysis report recommendations with Certificate of Completion.

6.6 Grading Design Plan

For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan, prepared by a licensed civil engineer, shall be provided as reference as part of the Landscape Documentation Package.

The project applicant shall include grading information on the landscape plan that indicates finished configurations and elevations of the landscape area including all the following:

- Height and ratio of graded slopes
- Flow lines and drainage patterns
- Pad and finish floor elevations for buildings
- Finish surface and finish grade elevations as necessary
- Stormwater retention improvements, if applicable

To prevent excessive erosion and runoff, the following are required:

- Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes.
- Avoid disruption of natural drainage patterns and undisturbed soil.
- Avoid soil compaction in landscape areas. Compacted soils should be ripped or scarified to a minimum depth of 12 inches.

6.7 Certificate of Completion

Prior to the issuance of a Certificate of Occupancy or at the request for final landscape inspection a Certificate of Completion (Parts 1-6) shall be submitted to the City, refer to Appendix.

The completed Certificate shall supply the following:

- Part 1 - Project information
- Part 2 - A statement that the landscaping and irrigation system have been installed in substantial compliance with the approved Landscape Documentation Package. It acknowledges the evaluation of the landscape and irrigation system by a California licensed landscape architect, landscape contractor or other individual deemed qualified by the Planning Director.
    - Record drawings or “as-builts” are required where there have been significant changes made to the approved plans or field modifications during construction
- Part 3 - Irrigation scheduling parameters used to set the controller. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes. See Section 6.7.1 Irrigation Scheduling below

- Part 4 - Landscape and irrigation maintenance schedule. See Section 6.7.2 Landscape and Irrigation Maintenance Schedule below
- Part 5 - Irrigation audit report prepared by a certified irrigation auditor. See Section 6.7.3 Irrigation Audit Report below
- Part 6 - Soils analysis and amendment report and evidence of amendment implementation. See Section 6.5 Soil Management Report above.

The developer shall also submit approved copies of the Certificate of Completion to the local water purveyor and property owner or his or her designee.

6.7.1 Irrigation Scheduling

For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

Overhead irrigation shall be scheduled between the hours of 6:00 p.m. and 6:00 a.m. unless weather conditions prevent it. Verify watering window with Elsinore Valley Municipal Water District's most current guidelines or restrictions. Operation of the irrigation system outside the normal watering window is only allowed for auditing and system maintenance.

For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance. Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.

Irrigation scheduling parameters used to set the automatic controller shall be developed and submitted for each of the following:

- The plant establishment period
- The established landscape
- Temporarily irrigated areas.

A valve data table that provides the following for each station:

- Irrigation interval (days between irrigation)
- Soil infiltration rate as provided by the soil analysis report to restrict the following to avoid runoff
    - Irrigation run times (hours or minutes per irrigation event)
    - Number of cycle starts (daily irrigation run times divided into shorter cycles with rest periods in between to allow for infiltration)
- Amount of applied water scheduled to be applied monthly
- Application rate setting
- Root depth setting
- Plant type setting

- Soil type
- Slope factor setting
- Shade factor setting
- Irrigation uniformity or efficiency setting

The valve data table shall be included on the irrigation plans as a reference to properly program the automatic irrigation controller.

6.7.2 Landscape and Irrigation Maintenance Schedule

Landscapes shall be maintained to ensure water use efficiency.

A regular maintenance schedule shall include, but not be limited to routine inspection, auditing, adjustment and repair of the irrigation system and its components, aerating and dethatching turf areas, topdressing with compost, replenishing mulch, fertilizing, pruning, weeding in all landscape areas, and removing obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.

A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.

6.7.3 Irrigation Audit Report

All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Irrigation audits shall not be conducted by the person who designed or installed the landscape or irrigation system. An irrigation audit report to include, but is not limited to inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure, and any other factors necessary for the accurate programming.

Irrigation performance testing kit including pressure gauge, catchment cups, anemometer, and marking flags to be used by a certified landscape irrigation auditor.

In large projects or projects with multiple landscape installations (e.g., residential developments, multi-tenant commercial complexes, mixed-use sites) a rate of one audit per landscape phase shall be required unless otherwise approved by the City.

The city may require an irrigation water use analysis, irrigation audits, or irrigation surveys to ensure ongoing compliance with the Maximum Applied Water Allowance.

7. DESIGN STANDARDS

Together, the landscape and irrigation shall provide beautiful water efficient, low maintenance landscapes that utilize materials and equipment that are well suited for Wildomar's unique conditions, climate, and varied land uses.

In addition to these requirements, all right-of-way landscaping shall also conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department. These Road Standards may include more stringent requirements than those found in this plan. Where there appears to be conflicting standards for right-of-way landscaping between this plan and the Road Standards, the apparent conflict shall be brought to the attention of the City for review and decision regarding which standard(s) shall govern.

7.1 Landscape Standards

The landscape shall be an integral part of any project. The character of the community, site architecture, as well as the intended function and aesthetic concerns of the project shall be carefully considered. A well designed and executed landscape design will improve the value, appearance, and function of the site.

Refer to Section 7.1.0 and Appendix 10.9 Landscape Objective Design Standards for the minimum requirements for all projects in the city Wildomar, as well as specific requirements based on the projects zone and maintenance entity.

Refer to Section 7.5 Residential Landscape Standards, 7.6 Non-Residential Landscape Standards, and 7.7 Street Tree and Right-of-Way Landscape Standards for additional project specific requirements such as minimum landscape areas and plant container sizes.

Refer to Section 8. Public Works Landscape Standards And Maintenance Requirements which outlines the requirements for City maintained Community Facilities District (CFD) improvements, as well as the Engineering Department Capital Improvement Projects (CIP).

7.1.0 Landscape Objective Design Standards

Objective design standards are standards that have no subjective judgement and are easily measurable, quantifiable, and verifiable by both the plan reviewer and the applicant.

All development projects in the City shall be required to meet the minimum objective landscape design standards. These standards ensure a baseline of consistent, quality landscape design within the City of Wildomar. Applications not meeting these minimum requirements will not be accepted for further review.

These standards are provided as a straight-forward checklist that applicants will complete and submit with their application to the City.

Refer to Appendix 10.9 Landscape Objective Design Standards for more information in regards to applicability, purpose, user guide, and the standards checklists.

7.1.1 Planting Design Principals

Plant selection shall consider water conservation through the appropriate use and groupings of plants that are well adapted to the project's soil, have similar watering needs, and best suited for climatic, geological, and topographical conditions.

Select plants that are from local and regional landscape program plant lists, such as Riverside County Guide of California Friendly Landscaping, Elsinore Valley Municipal Water District's and Western Municipal Water District's Water-Wise Landscaping, as well as bewaterwise.com. Visit their websites for publications and resources.

Elsinore Valley Municipal Water District

bewaterwise.com®

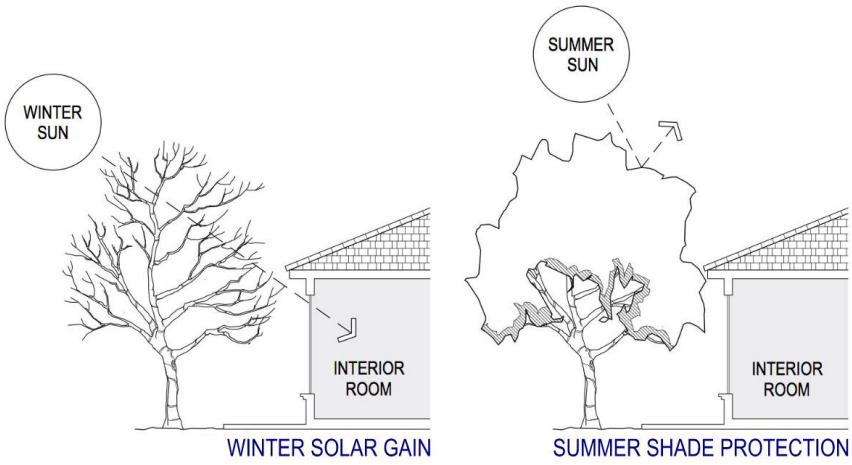
Use the Sunset Western Climate Zone System which considers temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate. Wildomar is in Sunset Western Climate Zone 18 and USDA Plant Hardiness Zone 9b.

The use of the Water Use Classification of Landscape Species (WUCOLS) publication can also help identify plants that are regionally appropriate and low or very low water use. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley.

Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize disruption to pathways, property, or infrastructure (e.g., buildings, hardscape, power lines).

Each hydrozone shall have plant materials with similar water use, except for hydrozones with plants of mixed water use, as specified in Section 7.2.2 Hydrozone.

High water use shrubs shall be restricted to accent areas of high aesthetic value and is conditional to a compliant Water Efficient Landscape Worksheet. Refer to Section 6. Landscape Documentation Package Requirements.



Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

Landscaping shall be designed toward a goal of providing a pleasing and safe vehicular and pedestrian experience.

Where proposed development adjoins existing landscapes, the new plant material and layout should coordinate or compliment adjacent projects.

Low impact development features are to be incorporated to support the stormwater design approach. Retention or biofiltration basins, vegetated swales, and pervious pavement that increase on-site water retention are to be shown and coordinated on the landscape plan. LID features are part of the Water Quality Management Plan and will be reviewed and approved by Public Works/Engineering.

Projects within fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required pursuant to Public Resources Code Section 4291(a) and (b). All vegetation and plants shall follow the requirements of California Fire Code Chapter 49, Vegetation Management. Avoid fire-prone plant materials (refer to Appendix for restricted plant list) and highly flammable mulches. Refer to Appendices 10.6 through 10.8 for information for Fuel Modification Requirements in areas identified as within the Very High Fire Hazard Severity Zone within the Local Responsibility Area (LRA) and contact the City of Wildomar Office of the Fire Marshal for information and questions on requirements.

Where decorative water features such as pools, ponds or waterfalls are used in landscaped areas, such features shall incorporate the recycling of water and where available, use of reclaimed water. Decorative water features shall be designed to minimize water loss.

Landscape surrounding pool enclosures shall adhere to the restrictions outlined in the California Health and Safety Code, Article 2.5. The Swimming Pool Safety Act.

The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments and stock cooperatives, shall not prohibit, or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

The property owner shall be responsible for the maintenance of all landscaping, including parkways. The maintenance shall include, but is not limited to, watering, pruning, fertilizing, and replacing deteriorated plant materials.

If a portion of a project is to be developed in a future phase(s), these areas must be temporarily landscaped and irrigated. Specify drought-tolerant groundcovers and shrubs that complement the rest of the project's landscape.

7.1.2 Planting Requirements and Restrictions

All new and rehabilitated landscape projects shall comply with the following landscape requirements.

Site areas not utilized for vehicular and pedestrian access, shall be landscaped with disease and pest resistant plant material that consists of trees, shrubs, and groundcover. Low water use plant material shall be used in at least 50 percent of the total planted area.

Invasive plant species are to be avoided, especially near parks, open space areas, greenbelts, and water bodies or water ways due to the potential to cause harm to environmentally sensitive areas. Visit cal-ipc.org for plants to avoid, as well their Don't Plant a Pest substitution list.

Trees and shrubs shall be planted in a manner that protects the basic rights of adjacent property owners.

Decorative landscape material, such as exposed mulch, rocks, or decomposed granite may be used but is to be an integral landscape design element and shall be limited to a maximum of 20 percent of the landscape area.

A minimum 3 inch layer of wood bark mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated. For low growing groundcovers, a 1 ½ inch layer shall be applied. The mulch shall not be treated with dyes or harmful preservatives.

To the greatest extent possible, planter areas are to be a minimum of 5 feet wide. Undersized planter widths will be considered for projects with site constraints but is subject to the approval of Planning Director.

Provide plant material with varying characteristics to avoid monocultural landscapes. Carefully select plants for their diverse use and benefits such as screening, background and accent planting, color, form, etc.

Screening plant material shall be used for utilities, fences, site walls, trash enclosures, and unadorned structure walls.

Landscape screening that consists of a variety of plants that are allowed to grow to their natural form.

Trees and shrubs shall be planted so that at maturity they do not require trimming to keep growth to a restricted height or width. This particularly applies for traffic safety sight areas such as, street corners, project entries, drive aisles, and parking lot island planters where maximum plant height shall be limited to 30 inches.

Project entries and corner landscaping (i.e., for residential communities, commercial centers, etc.) should include enhanced design elements that reflect the character of the proposed development. Design elements may include, but are not limited to, low decorative walls, signage, lighting, specimen trees (36" box and 48" box container sizes and larger), upsized accent plants, or water features. Any built features shall be outside of the City's right-of-way and anything over 30 inches in height is to be outside of traffic safety sight areas.

For projects that allow turf, the maximum area permitted shall be 30 percent of the total landscaped area of the site. Higher percentages may be permitted when turf is an essential part of the development such as playing fields for schools or parks. Turf usage shall only be permitted for functional use areas and shall utilize warm season varieties over cold season varieties.

Turf shall not be permitted in areas difficult to irrigate, areas adjacent to walls, narrow planters less than 10 feet wide, medians, parkways, or parking lot islands to avoid runoff or overspray.

Turf is not allowed on slopes steeper than 25 percent where the toe of the slope is adjacent to an impermeable hardscape. A 25 percent slope or 4:1 slope means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).

Any proposed hydroseeded applications are subject to the review and approval of the Planning Director and/or the City's Landscape Consultant during construction plan review. Hydroseed information shall include square footage, seed mix, rate, purity, germination, fertilization, binder, and mulch components.

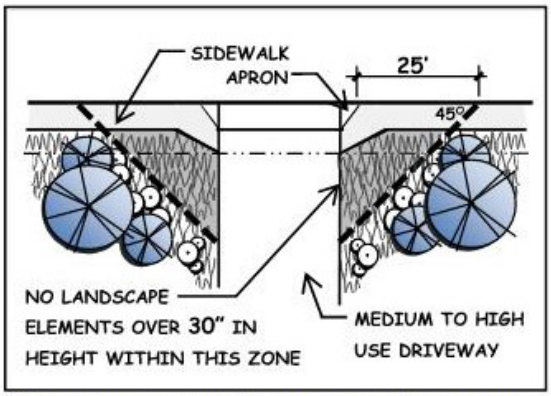
Plant material for vegetated swales or bio-filtration basins shall be carefully selected for both dry and wet conditions and provide slope stabilization where necessary.

In general, corner and commercial driveway traffic safety sight areas are within a triangular zone drawn from two points that are measured 25 feet in both directions from the beginning of curve or driveway apron. Refer to Sight Distance Triangle illustrations at right. For private driveways, the two points are measured 15'.

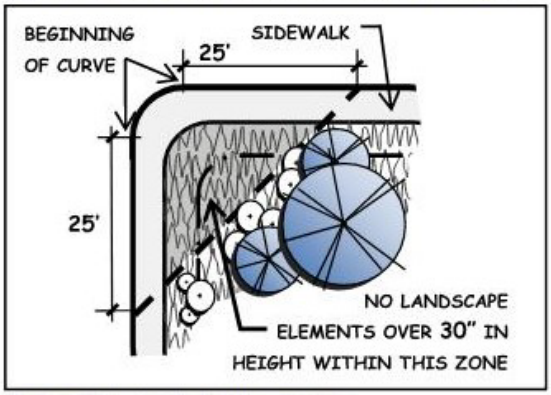
The following minimum distances are required from the center of trees:

- 10 feet from light standards and power poles
- 5 feet from property lines, fire hydrants, water or sewer lines, water meters, backflow prevention systems, and sewer cleanouts

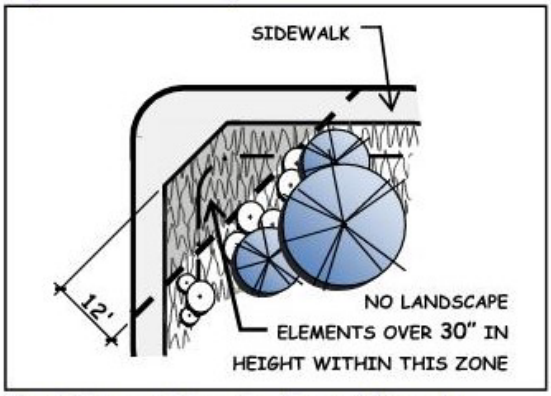
Fire apparatus access roads shall be shown on planting plan. Trees are to be located so that mature canopies do not encroach into access road clear zone.



Sight Distance Triangle - Commercial Driveways



Sight Distance Triangle - Corner



Sight Distance Triangle - Corner Alternate

Trees planted within 6 feet of hardscape improvements, including but not limited to streets, public sidewalks, or trails (regardless of surface material), shall be separated from those surfaces by a linear root barrier to promote deep rooting and prevent physical disruption or damage.

Tree root barrier at parking lot planter

Costly and injureous damage to both hardscape and tree may occur without the proper installation of tree root barriers.

Root barriers shall be installed adjacent and parallel to hardscape elements, not encircling root balls. Root barriers are to be 24 inches deep and a minimum of 16 feet long centered on tree trunk, with increased length depending on tree species.

Trees that impact the City's right-of-way shall also conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department.

For all 3:1 slopes or steeper that are 3' or more in vertical height, low growing and low water use groundcovers are to be selected that provide a protective soil covering and stabilizing root system. The groundcover container size and on center spacing shall allow a solid cover within 2 years of installation.

For slopes 8' or more in vertical height, shrubs and trees shall be added at the following minimum rates:

- One shrub per 100 square feet, that consists of 60% 1-gallon and 40% 5-gallon
- One 15 gallon tree per 700 square feet
- Only the slope area over 8' in height is to be used with the above rates to calculate the tree and shrub quantities.
    - For example, if the slope area over 8' in height is 3,500 s.f., this would result in a minimum of (21) 1 gallon shrubs, (14) 5 gallon shrubs and (5) 15 gallon trees.
- Distribute required trees, shrubs, and groundcover over the entire slope area.

7.1.3 Parking Lot Landscape

Parking lot design and minimum landscaping requirements shall be in accordance with Wildomar Municipal Code Chapter 17.188 Off-Street Parking. Only general guidance is listed below, refer the code chapter for more comprehensive requirements.

- All landscaping shall be separated from parking areas by means of a raised six inch concrete curb. Curb cuts that allow site drainage to enter landscape areas and other low impact development features are encouraged. Refer to Section 7.1.8 Stormwater Management and Rainwater Retention for additional information.
- A landscape planter with a minimum width of 5 feet shall be provided between any parking area and abutting street right-of-way to screen vehicles with a combination of evergreen plants, berms, raised planters, or solid walls. All screening elements to be between 36 and 48 inches tall.
- Where parking spaces are adjacent to planter areas, provide concrete step-out strips or widened curbs to allow drivers and passengers to safely exit parked vehicles.
- Landscape fingers are required at the ends of parking rows, as well as within the rows to limit to approximately 10 consecutive parking spaces.
- A percentage of the total parking space area shall be shaded by broad canopy trees to promote energy conservation and reduce heat island effect, refer to Chapter 17.188.070, E. Shading Plan Requirements. This requirement is to be illustrated on the planting plan with tree diameters drawn at 15 year growth.

- Broad canopy shade trees shall be provided for every three parking spaces. The use of square tree planters at double-loaded rows and diamond tree planters where sidewalks are directly adjacent to head of parking rows are to be used to provide shade throughout the parking area. Triangular 'bump-out' shall be used for unavoidably narrow planters.
    - Planting area for trees to be a minimum of 25 square feet.
    - Trees shall be a minimum of 15 gallon containers, although it is preferred to have parking lot trees installed from 24" boxes.

7.1.4 Existing and Protected Trees

The design of each project shall recognize the desirability of preserving existing and protected trees to the greatest extent feasible.

The following criteria is to be used to determine if an existing tree is a protected tree:

The Diameter at Standard Height (DSH) is to be used to include or exclude a protected tree from evaluation. DSH means the diameter of the main trunk measured at 4.5 feet above natural grade: diameter = trunk circumference divided by 3.14

Mature native oak tree with a DSH of 4.0 inches or more, including, but not limited to, California or Coast

Live Oak (Quercus agrifolia), Coastal Sage Scrub Oak (Quercus dumosa), Engelmann Oak (Quercus engelmannii), Scrub Oak (Quercus berberidfolia), and the Valley Oak (Quercus lobata).

Mature native tree with a DSH of 4.0 inches or more, including but not limited to, the California Sycamore (Platanus racemosa), Western Cottonwood (Populus fremontii), California Bay Laurel (Umbellularia California), and California Black Walnut (Juglans California).

Mature tree, other than native oak or native tree, with a DSH of 9.5 inches or more.

Historically significant tree as designated by resolution of the City council.

Any tree required to be planted or preserved as environmental mitigation or condition of approval.

A protected tree shall not be cut down, removed, relocated, or otherwise destroyed without first obtaining the approval of the Planning Director. The director may require a tree report prepared by an arborist, horticulturist, or registered landscape architect.

A tree report shall identify and locate each protected tree by a unique number and list common name, botanical name, DSH, tree canopy diameter, and rating for health and aesthetic quality. The report will also note those trees to be preserved in place and those proposed for removal listing supporting evidence.

If a protected tree is approved for removal, the tree(s) shall be replaced at a 1:1 ratio with a container size to the satisfaction of the director.

Replacements for native oak trees or native trees shall be of the same species as those removed or a species acceptable to the director. Mature tree replacements shall be limited to drought tolerate, fire-resistive tree species.

Detailed tree protection specifications shall be included on the landscape plan. The engineering plans shall note protected tree locations and reference the protection specifications on the landscape plans.

7.1.5 Artificial Turf

The use of artificial turf is discouraged. Its use and location is subject to the review and approval of the Planning Director and/or Landscape Consultant. It is not to be used in areas highly visible from public streets, such as front yards, commercial developments, or as part of the project's perimeter landscape.

If artificial turf is found to be an appropriate substitute for living groundcover or turf, the combined square footage of artificial and living turf shall not exceed 30% of the required minimum landscape.

Artificial turf shall not be included as part of the landscape area when calculating the MAWA.

The quantity and quality of artificial turf will be evaluated on a case by case basis, and shall at a minimum:

- Consist of life-like individual blades of grass with varying lengths and color that emulate real grass.
- Have a proper drainage system installed underneath the area to prevent excess runoff or pooling of water.
- Be installed and maintained, per manufacturer's recommendations, to effectively simulate the appearance of a well-maintained lawn.
- Not be indoor or outdoor plastic or nylon carpeting
- Be installed in combination with natural plant materials (i.e., trees, shrubs, and groundcover) to soften or mask its use.

7.1.6 Water Features

Decorative water features such as pools, spas, ponds, waterfalls, or fountains shall be designed to minimize water loss and to use recirculating water systems.

Where available, recycled water shall be used as a source for decorative water features.

Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

7.1.7 Mulch and Amendments

A minimum 3 inch layer of wood bark mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated. For low growing groundcovers, a 1 ½ inch layer shall be applied.

Stabilizing mulching products shall be used on slopes. Fire resistive mulching products shall be used in fire-prone areas and is required within 5 feet from structures for projects within the Very High Fire Hazard Severity Zone.

The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

Soil amendments shall be incorporated according to recommendations of the soil management report and appropriately applied for each type of plant in the landscape.

Compacted soil should be ripped or scarified to a minimum depth of 12 inches.

All planted landscape areas are required to have friable soil to maximize water retention and infiltration.

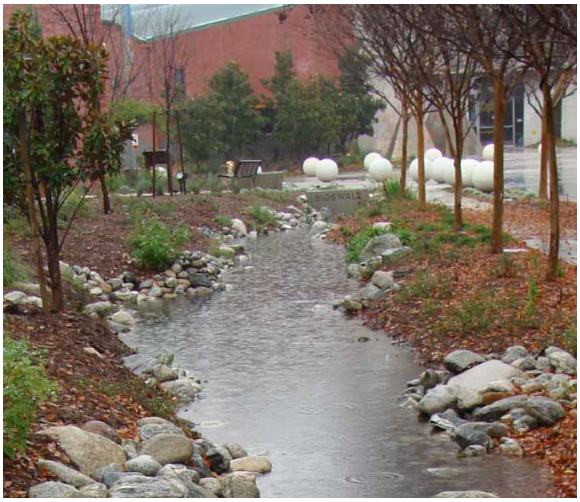
7.1.8 Stormwater Management and Rainwater Retention

Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality.

Stormwater best management practices are to be implemented into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration.

Plant material for vegetated swales or bio-filtration basins shall be carefully selected for both dry and wet conditions and provide slope stabilization where necessary.

Stormwater best management elements are to be part of the Water Quality Management Plan and will be reviewed and approved by Public Works/Engineering.



Bioretention features minimize onsite runoff while adding to the interest and beauty of the landscape

Project applicants shall refer to the Regional Water Quality Control Board for information on any applicable stormwater technical requirements.

7.2 Irrigation Standards

This section applies to all landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. Also refer to Elsinore Valley Municipal Water District's website for additional irrigation guidelines, resources, and valuable incentive programs.

The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance.

7.2.1 Irrigation Principals and Requirements

An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. and residential irrigated landscaped of 5,000 sq. ft. or greater. A landscape water meter may be either:

- a customer service meter dedicated to landscape use provided by the local water purveyor; or
- a privately owned meter or submeter.

Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data and equipped with a non-volatile memory shall be required for irrigation scheduling in all irrigation systems.

Include all support equipment that qualifies the irrigation controller as "smart"

If the water pressure exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

If the static pressure is below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted during installation.

Sensor automatically adjusts controller daily run times based on local climate conditions to reduce water usage

Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

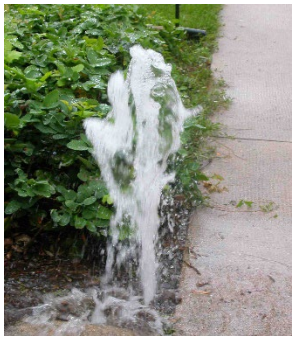
Manual shut-off valves (such as a gate valve, ball valve or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, at street crossings, and at branching mainline segments to minimize water loss in case of an emergency (such as a main line break) or routine repair.

Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system.

Flow sensors that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscapes of 5,000 sq. ft. or larger.

Master shut-off valves are required on all projects. The master valve shall be installed at the main water supply for the irrigation system and be connected to the automatic controller. A master valve is not required when the irrigation equipment makes use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

The irrigation system shall be designed and maintained to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.



Runoff and soil erosion caused by broken irrigation equipment

Wasteful overspray due to poor irrigation design and maintenance

Soil type and infiltration rate from the soil analysis and recommendations report shall be considered in designing the irrigation systems and clearly noted on the irrigation plan near valve programming data table or controller chart.

The design of the irrigation system shall conform to the hydrozones of the planting design plan.

The irrigation system must be designed and installed to meet, at a minimum, the calculated Maximum Applied Water Allowance. It is strongly encouraged that the irrigation system is designed to be far less than the calculated maximum allowance.

All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

It is highly recommended that the project applicant obtains peak water operating demands (on the water supply system) or any water restrictions from the local water purveyor that may impact the effectiveness of the irrigation system.

In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone. Subsurface dripline is preferred for all applications but is required where the planter is near pedestrian traffic. Subsurface irrigation shall also be used in planter areas that are less than ten (10) feet in width to not have runoff or overspray.

On-surface dripline installed in typical grid layout provides low volume irrigation to plants without overspray

Irrigation heads and other emission devices operating from the same control valve shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

Irrigation devices shall provide head to head coverage. To achieve the required coverage, triangular spacing of irrigation devices is recommended. However, irrigation device spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.

Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turf grass.

Check valves or anti-drain valves are required on irrigation devices where low point drainage could occur.

Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

- The landscape area is adjacent to permeable surfacing and no runoff occurs.
- The adjacent non-permeable surfaces are designed and constructed to drain entirely to an adjacent landscape area.
- The irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates strict adherence to irrigation system design criteria as outlined in this document or per State water efficiency standards that are stricter than those listed here. Prevention of overspray and runoff must be confirmed during the irrigation audit.

Slopes steeper than 25 percent shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

All landscaped areas shall be provided with an automatic irrigation system, unless the Planning Director finds that such an irrigation system, due to the size, location, or configuration of the landscaped area, cannot be reasonably installed and maintained.

7.2.2 Hydrozone

Each control valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions and plant materials with similar water use.

Irrigation heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

Where feasible, trees shall be irrigated from control valves separate from shrubs, groundcovers, and turf to apply the required amount of water to tree hydrozones. The mature size and extent of the root zone shall be considered when designing irrigation for trees.

Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use may be allowed. The plant factor of the higher water using plant shall be used for calculations.

Individual hydrozones that mix high and low water use plants shall not be permitted.

Special Landscape Areas (SLA) consist of landscape areas irrigated by reclaimed water, edible landscape areas, or recreational turf fields.

Temporarily irrigated areas shall be included in the low water use hydrozone. Temporarily irrigated means the period of time when plantings only receive water until they become established and then no further supplemental irrigation is provided.

On the planting design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone information table which is required in the Water Efficient Landscape Worksheet. This table can also assist with the irrigation audit and programming the controller.

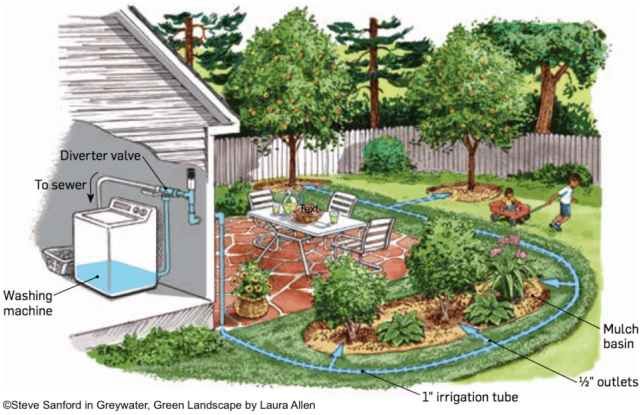
- Irrigation systems shall be designed to provide the optimum amount of water to the landscape for plant growth without causing soil erosion and runoff.
- Irrigation plans shall promote the industry standard for public safety in all aspects of the irrigation system.
- Stormwater best management practices, such as infiltration areas and rain harvesting technologies are encouraged for on-site retention and infiltration of storm water.

7.2.3 Recycled Water

- The design and installation of recycled water irrigation systems shall allow for the current and future use of recycled water.
- Landscapes using recycled water shall have purple signs identifying and promoting recycled water usage.
- All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws. Refer to Elsinore Valley Municipal Water District website for design and installation standards and requirements.
- Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

7.2.4 Graywater Systems

- Greywater reuse offers substantial water savings and is a consistent source of water for dry areas.
- Any proposed graywater systems shall conform to the current California Plumbing Code and any applicable City standards.



Example of a common greywater system that can be easily installed during home construction or after by professional contractor or homeowner.

7.3 Landscape Maintenance

Landscaping and a permanent irrigation system shall be maintained in all areas visible to the public as follows:

- All landscaped areas shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood, and that protects the health, safety and welfare of the user, occupants, and the public.
- All landscaped areas shall be kept and maintained in a neat and clean condition, free of weeds, debris, litter, dead, diseased, or dying vegetation and broken or defective decorative elements.
- Vegetation in landscaped areas shall be mowed, groomed, trimmed, pruned, and watered to maintain a healthy, growing condition.
- Vegetative overgrowth shall not be permitted in a manner that is likely to harbor rodents, vermin, insects, or other nuisances; or impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way.
- Irrigation systems shall be kept in good working condition and repair to prevent leaks or public health hazards.

Good example of maintaining landscape growth off of pedestrain pathways. However, it is also a good example of why it is important to chose plants with a suitable mature growth to avoid the need for maintenance.

- All property owners shall water, prune, weed and otherwise maintain landscaping in the parkway portions of adjoining streets, including street trees.
- Parkway landscaping shall be maintained by the abutting property owner unless otherwise designated by the City.

7.4 Landscape Standards by Land Use

Refer to Wildomar Municipal Code Title 17 Zoning for additional regulations, setback requirements, development standards, perimeter fence and wall requirements, and design guidelines for specific land use zones.

7.5 Residential Landscape Standards

In addition to the City's Single Family Residential Design Standards, City's Multi-Family Residential Objective Design Standards, and Section 7.1 Landscape Standards provided above, the following standards shall apply to residential projects:

7.5.1 Single Family Residential

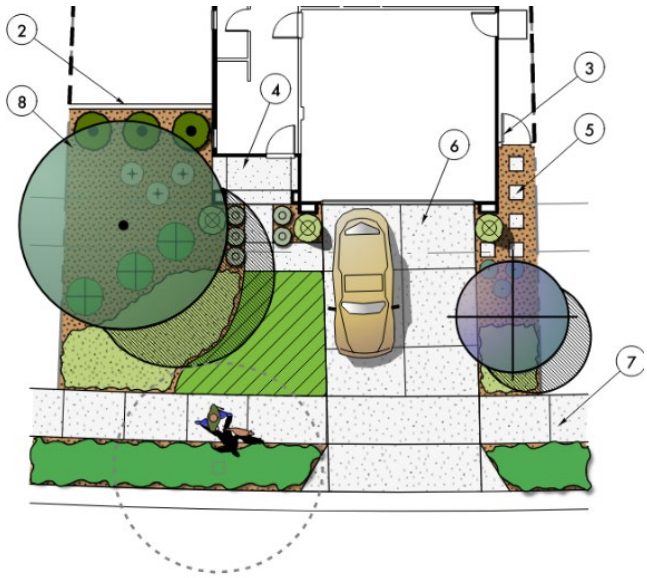
Plant selection, container size and spacing shall be specified to achieve a filled in landscape within 2 years of installation and to allow sustained growth of planting materials.

Total turf area is dependent on gaining a compliant water efficient landscape worksheet but shall be restricted to a maximum of 30% warm season turf varieties. No-mow turf alternative grasses that use less water are encouraged and can be installed from sod, plugs or containers depending on availability and industry recommendations.

Turf alternatives, at left Bouteloua gracilis (mowed) and above Carex praegracilis

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material will be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate) primarily for slope areas for erosion control purposes.

In general, shrubs shall be installed from a minimum of 5 gallon containers. For required screening, 15 gallon shrubs shall installed and spaced a maximum of 36"-48" on center.



Each standard width lot to have a minimum of three front yard streets. One of the three trees is to be a 15 gallon minimum street tree. The two remaining trees to be placed within the front yard area and shall consist of (1) 15 gallon tree and (1) 24 inch box tree. Corner lots shall have 15 gallon trees installed, on average, every 30 feet. Exact spacing dependent on tree variety and canopy width. Larger container sizes and/or additional trees may be required, or fewer trees may be allowed dependent on the lot width. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

Decorative landscape material, such as exposed mulch, rocks, or decomposed granite may be used but is to be an integral landscape design element and shall be limited to a maximum of 20 percent of the landscape area.

Loose rocks or boulders shall not be used within the public right-of-way unless grouted in place.

In addition to the single family residential landscape standards, model home complex landscaping shall mainly consist of low water use shrubs and limit moderate water use plant materials or turf to 30% of the total lot area. Displayed information at the sales office and signs placed at each lot shall identify the water conserving aspects of the landscape design (low water use or native plant material, efficient irrigation methods, hydrozoning, rainwater retention systems, graywater systems, etc.). Signs shall be easily viewed from the roadway and main walkway into the model.

7.5.2 Multi-Family Residential

Minimum Required Outdoor Recreational-Leisure Areas (RLA)

For additional information and context refer to City's Multi-Family Residential Objective Design Standards.

Outdoor Recreational-Leisure Areas may consist of private areas, common areas, or a combination of both and shall be provided at a rate of 400 square feet per dwelling unit.

Minimum Dimensions (in either direction)

- Private areas - 7 feet
- Common areas - 20 feet
- Pedestrian walkway width - 6 feet
- Courtyard internal to a project, or enclosed on at least three sides - 40 feet

Depending on the number of dwelling units, common outdoor recreational-leisure areas shall be provided to the meet the following criteria per dwelling unit:

- 10 to 50 dwelling units - minimum of 1 space at least 400 square feet total
- 51 to 100 dwelling units - minimum of 1 space at least 900 square feet total
- Over 100 dwelling units - minimum of 2 spaces of approximately of the same size, totaling 3,200 square feet

All common recreational-leisure areas shall be improved as either active (child play areas, pools, recreation facilities, etc.) or passive facilities (gardens, barbeque facilities, seating areas, etc.) with landscaping or hardscape elements designed to serve the residents.

All common open spaces shall interface directly with adjacent buildings through doors, windows, and entryways. Visual and physical connections are to be provided through enriched decorative pavements and signage.

Site elements such as benches, pots, waste receptacles, drinking fountains, site lighting, and water features are to be selected to complement the architectural theme.

No more than 25 percent of common recreational-leisure area can be hardscape.

Plant Material and Installation Standards

Plant selection, container size and spacing shall be specified to achieve a filled in landscape within 2 years of installation and to allow sustained growth of planting materials.

Turf shall be installed from sod. Lawn alternative grasses (mowed or no-mow) that use less water are encouraged and can be installed from sod, plugs or containers depending on availability and industry recommendations. Hydroseed applications may be considered but are subject to the review and approval of the Planning Director.

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material shall be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate) primarily for slope areas for erosion control purposes.

In general, shrubs shall be installed from a minimum of 5 gallon containers. For required screening, 15 gallon shrubs shall installed and spaced a maximum of 36”-48” on center.

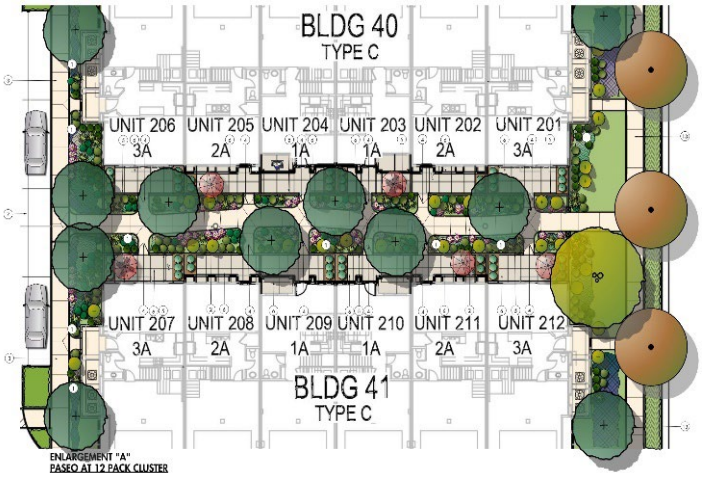


Illustration showing larger specimen tree at focal point, with maximized exterior, interior, and street tree quantities.

Trees to be installed at a rate of one every 30 feet of building frontage with 15 gallon trees, minimum. Exact tree spacing dependent on tree variety, canopy width, and utilities. Larger container sizes and/or additional trees may be required. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

The minimum container size for interior lot trees shall be 15 gallon. Tree sizes are to meet the following percentages, 24 inch box (or larger) at a minimum of 35% and 15 gallon at a maximum of 65% of the total trees.

Example of planting for a narrow space that provides interest through variety.

Mature specimen trees in 36 and 48 inch boxes shall be provided for larger or prominent projects in sufficient quantity, subject to the approval of the director, to provide variety and emphasis at entries and main focal areas.

Tall narrow trees or small patio trees (both with restricted mature width) shall be used where larger canopy trees would interfere with buildings, signage, lighting, or fire equipment access.

Small scale landscaping at sidewalk edges is to be provided to allow unobstructed pedestrian traffic and to minimize plant maintenance and waste.

Background screening shrubs are to be provided at building foundations to soften the appearance of tall unadorned walls.

Parking lot landscaping shall be pursuant to Chapter 17.188 Off-Street Parking and Section 7.1.3 Parking Lot Landscape above.

7.6 Non-Residential Landscape Standards

In addition to Section 7.1 Landscape Standards provided above, the following non-residential standards shall apply to all new and rehabilitated landscaping plans undertaken in conjunction with any private development project on commercial, industrial, mixed-use, and other nonresidential properties, or those projects requiring a grading, building, use permit, or design review.

Plant Material and Installation Standards

Plant selection, container size and spacing shall be specified to achieve an immediate effect of a filled in landscape and to allow sustained growth of planting materials.

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material shall be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate) primarily on slopes for erosion control purposes. Turf is not allowed for non-residential projects unless it provides a functional purpose vital to the project.

In general, shrubs shall be installed from a minimum of 5 gallon containers. For required screening, 15 gallon shrubs shall installed and spaced a maximum of 36”-48” on center.

Street trees to be installed at a rate of one every 30 feet of building frontage with 24” box trees, minimum. Exact tree spacing dependent on tree variety and canopy width. Larger container sizes and/or additional trees may be required. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

The minimum container size for interior lot trees shall be 15 gallon. Tree sizes are to meet the following percentages, 24 inch box (or larger) at a minimum of 35% and 15 gallon at a maximum of 65% of the total trees.

Mature specimen trees in 36 and 48 inch boxes shall be provided for larger or prominent projects in sufficient quantity, subject to the approval of the director, to provide variety and emphasis at entries main focal areas.

Tall narrow trees or small patio trees (both with restricted mature width) shall be used where larger canopy trees would interfere with buildings, signage, lighting, or fire equipment access.

Small scale landscaping at sidewalk edges is to be provided to allow unobstructed pedestrian traffic and to minimize plant maintenance and waste.

Background screening shrubs are to be provided at building foundations to soften the appearance of tall unadorned walls.

Parking lot landscaping shall be pursuant to Chapter 17.188 Off-Street Parking and Section 7.1.3 Parking Lot Landscape above.

7.7 Street Tree and Right-of-Way Landscape Standards

Street trees and Right-of-Way landscape integrate new development into existing neighborhoods, visually buffer busy streets and enhance the visual qualities and experience of streetscapes. It is the intent of the City of Wildomar to promote the planting and long–term maintenance of street trees.

General Requirements

All right-of-way landscaping shall conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department. These Road Standards may include more stringent or updated requirements. Where there appears to be conflicting standards for right-of-way landscaping between this plan and the Road Standards, the apparent conflict shall be brought to the attention of the City for review and decision regarding which standard(s) shall govern.

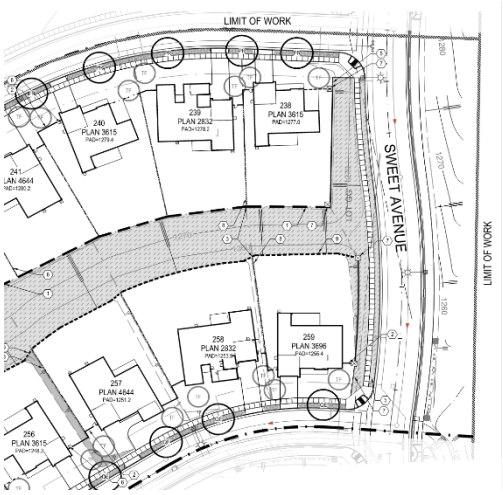
Planting of street and parkway trees shall be in accordance with these standards, all appropriate City ordinances, and standard Conditions of Approval.

New street tree planting in older and developed areas of the City shall be compatible with plantings that currently exist. New street trees shall match with tree planting in adjacent existing residential and commercial developments.

If it is not possible to match due to site constraints or there is no nearby tree planting, tree shall be selected from the City's Climate Appropriate Plant List in the Appendix which identifies street trees based on the type of street: arterial, collector or local.

Final street tree selection to be determined by the Public Works/Engineering Department.

Street tree planting in new developments shall generally require a theme tree for each street and a flowering tree flanking any project entries and drives. There should be a variety of tree types in neighborhoods to reduce potential for disease and pest problems.



For residential developments, an overall street tree plan will identify the tree species for each street, as well as the placement of front yard trees for each lot.

Minimum acceptable size of street and parkway trees shall be 24" box container size, unless larger tree container sizes are required by Conditions of Approval or as determined by the City during the landscape plan review process. A variety of container sizes are appropriate for larger parkways and projects.

Spacing of street trees shall be 30 feet on center (average), and as appropriate to selected species. Exceptions to the requirement shall be determined by the City of Wildomar Public Works/Engineering Department. Where fuel modification is required, trees may be required to provide 10 feet clear between mature tree canopies.

Street trees shall be planted in City–held or utility easements, only on approval by the Public Works/Engineering Department, and appropriate utility companies.

- Street trees are required by the City as a condition of approval for development. Property owners/developers may be required to obtain from the City a Right–of–Way Permit or

Encroachment Maintenance and Removal Agreement as determined by the Public Works/Engineering Department prior to the construction of any private improvements, including installation of required street trees, in the public rights–of–way and City–held easements.

Street trees in residential tracts shall be planted prior to issuance of occupancy permits.

- Front yards: Street trees in front yards shall be planted at the rate of three (3) trees minimum per residential lot. Two trees shall be planted on property, and one tree planted in the right–of–way (three trees are to be planted on property if there is insufficient space in the right–of–way).
- Required front yards trees, whether planted on property or in the right–of–way, shall be maintained by the individual property owner or Homeowner's Association.

Tree wells shall have an interior planting area of 25 square feet, minimum. ADA approved tree grates are to be used when well area is within pedestrian path of travel or at the City's direction.

Plant Placement and Location

Plant materials (natural mature height) and landscape improvements (boulders, fencing, walls, etc.) over 30 inches in height at street corners, in public rights–of–way, and CFD areas shall not be placed within landscape restricted zones per Sight Distance Triangle statement and illustration in Section 7.1.2.

Turf grasses (lawn) shall not be planted in right-of-way.

Trees shall be located and maintained to preserve clearance zones of at least ten feet from streetlights, fire hydrants, utility poles/meters and cable TV boxes, and backs of street and directional signs to tree trunks.

- Trees shall be planted a minimum of five feet horizontally from trunk to edge of underground utilities (verify clearances with utility companies).
- Tree placement shall be carefully determined to avoid limiting visibility of traffic control signals and signs.
- Comply with local utility companies' requirements for vegetative management and clearances in utility easements and adjacent to utility structures/facilities. The more restrictive requirements (City or utility) shall apply.

The following minimum clearances shall be observed when planting:

- Trees: 30 inches from back–of–curb and edge of sidewalk to trunk.
- Shrubs: three inches from back–of–curb and edge of sidewalk to outer spread of mature growth.

Trees planted within 6 feet of hardscape improvements, including but not limited to streets, public sidewalks, or trails (regardless of surface material), shall be separated from those surfaces by a linear root barrier to promote deep rooting and prevent physical disruption or damage. Root barriers shall be installed adjacent and parallel to hardscape elements, not encircling root balls. Root barriers are to be 24 inches deep and a minimum of 16 feet long centered on tree trunk, with increased length depending on tree species.

Plant Material Selection

Street and parkway tree species shall be approved by Public Works/Engineering Department.

Parkway widths and distance from hardscape elements shall be evaluated when selecting tree species.

The related mature growth of roots, trunk, and canopy shall be appropriate for these restricted situations.

Plant material selected for installation in rights–of–way and CFD–maintained areas shall have the following characteristics:

- trees shall be deep–rooting (no major surface roots)
- require minimal maintenance
- relatively free of diseases and pests
- low to moderate water requirements

Trees beneath overhead utility lines to have mature canopies less than height of wires and shall be approved by the utility companies prior to planting. Generally, restrict height to twenty feet maximum.

Plant Material Installation

Trees and other plant material shall be installed in accordance with Section 8.4 Landscape Maintenance.

Required front and street side yard setbacks along streets and major roads (excluding sidewalks and driveway) shall be landscaped.

Areas not planted with groundcover or paved shall be covered with mulch at 3–inch depth minimum.

Trees planted in paved areas shall have adequate space for root growth through maturity. Planting area of 25 square feet minimum shall be provided for each tree.

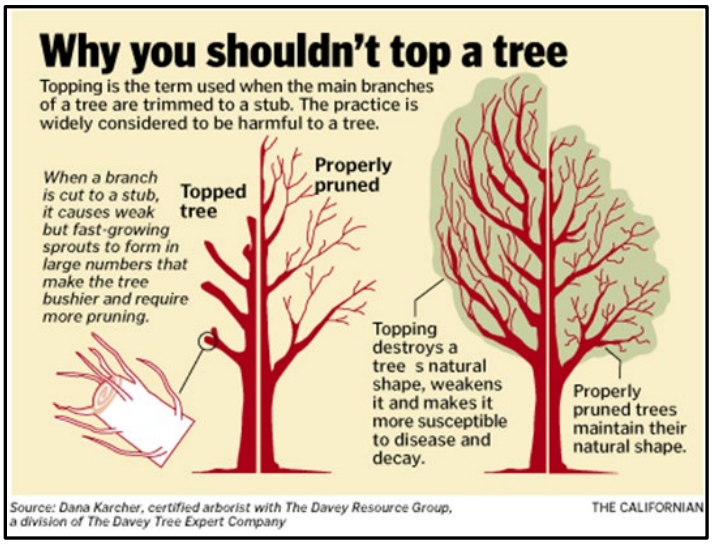
Tree grates and trunk guards shall be utilized in paved areas with pedestrian traffic.

Plant Material Maintenance

Trees and shrubs shall be pruned to avoid blocking walks, building entries, windows, etc.

Mature trees shall be maintained to create the following minimum vertical clearances between sidewalks and streets, and lowest lateral branches.

- eight (8) feet above sidewalks
- thirteen feet, six inches (13'-6") above streets



Trees shall not be topped. Tree pruning shall be in accordance with ANSI A300, and other currently adopted, arboricultural industry standards.

Shrubs to be maintained three inches from edge of sidewalks and back of curbs.

Planting areas shall be kept free of weeds and litter.

Property owners/HOA and developers shall permanently and fully maintain landscaped areas within

adjacent public rights–of–way, which are not maintained by the City–wide CFD or L&LMD.

Irrigation Requirements

Street trees shall be irrigated with fully automatic systems utilizing low volume, low flow irrigation techniques and equipment such as bubblers, drip emitters, and drip tubing.

Drip or bubbler irrigation systems shall be installed in parkways.

Irrigation shall be scheduled and maintained to eliminate runoff onto sidewalks and pavement.

Additional irrigation requirements are outlined in Section 7 Landscape Design Standards and Section 8 Public Works Landscape Standards and Maintenance Requirements.

7.8 Public Projects

Projects that are maintain by the City's Community Facilities District (CFD) include, but are not limited to, parks, open spaces, medians, and selected rights of way.

Any project that includes landscape areas under the jurisdiction of any other public agency such as California Department of Transportation (Caltrans) or California Department of Fish and Wildlife (CDFW), shall coordinate submittal, permit, and requirement expectations with those public agencies, as well as the City.

Site and landscape design for all public projects shall be fully coordinated and reviewed in the very early stages of planning. Delays in early coordination is likely to have a negative impact on the applicant's time and financial resources.

Section 7. Landscape Design Standards and Section 8. Public Works Landscape Standards and Maintenance Requirements shall be applied to CFD projects. In the case of conflicts between the sections, the City shall determine which is to take precedence.

Automatic irrigation controllers shall be as manufactured by Calsense, unless otherwise approved by the City. Consultants shall provide a Calsense Design Memo from the manufacturer's representative prior to irrigation plan approval to verify that the controller assembly includes proper specifications to integrate into the City's central irrigation control system.

All CFD maintained areas shall have separate water and electrical meters and services unless otherwise approved by the City.

PVC sleeves are required for irrigation pipes and control wires when crossing public streets.

The County of Riverside's landscape standard details (landscape construction details) shall be utilized. Additional design standards, requirements, or restrictions may be implemented at City's direction.

Public projects shall be prepared on separate landscape plans with City's engineering title block.

Medians

Drip or bubbler irrigation (low volume) shall be utilized.

Planting areas shall be within 100 feet of quick coupling valves.

Tree wells shall have an interior planting area of 25 square feet, minimum. ADA approved tree grates are to be used when well area is within pedestrian path of travel or at the City's direction.

Turf grasses (lawn) shall not be planted in medians.

Medians shall have 18–inch wide (minimum) maintenance walks adjacent to six–inch wide curbs around planting areas. Paving material shall be approved by the Engineering Department.

Medians that are five feet in width and less, shall receive enhanced paving only (no planting). Enhanced paving shall be concrete paving with special finish treatment, such as color, pattern, texture, or a combination thereof, to enhance appearance of paved areas.

Plant material in medians adjacent to turning lanes and left turn pockets, and other areas where sight distance is critical, shall be 24 inches and less in height (or enhanced paving as approved by the City).

8. PUBLIC WORKS LANDSCAPE STANDARDS AND MAINTENANCE REQUIREMENTS

This section outlines the requirements of the City of Wildomar for design and maintenance of landscapes created by new developments, the maintenance of which is financed through developer fees and assessments levied annually on property owners for Community Facilities District (CFD) improvements. These standards shall also apply to Engineering Department Capital Improvement Projects (CIP).

Comprehensive landscape plans for CFD areas shall be reviewed by the City and shall conform to requirements in this section related to workmanship, materials, and equipment in public rights–of–way and other City–dedicated areas of public works landscape improvement projects.

Plans shall be prepared in conjunction with final approved Grading Plans and Conditions of Approval. CFD plans shall be completed and approved prior to issuance of building permits.

The City may authorize extensions of time schedules relating to Preliminary CFD plans, comprehensive landscape plans, and completion of landscape improvements due to extenuating circumstances.

CFD/Public Works landscape maintenance requirements can be found in Section 8.4 Landscape Maintenance below.

- The required landscape maintenance and plant establishment period for CFD areas (excluding parks and capital improvement projects) shall be one year, unless noted otherwise. The warranty period for all CFD and public projects shall be one year from date of City acceptance.
- The Contractor shall continuously maintain landscaped areas within public rights–of–way and CFD areas during the progress of work and establishment period until final acceptance of work by the

City.

- The City reserves the right to assume maintenance of projects at the Developers' or Contractors' expense during the establishment period. Developers and Contractors may also request, at their expense, that the City assume maintenance responsibilities of the project.Bonding for CFD Improvements
- Bonds are required by the City of Wildomar in accordance with the approved bonding estimate submitted with the landscape plans. CFDs include recreational trails, parks, landscaped rights–of–way, landscaped easements, median as well as water quality BMPs and open space areas that are considered public improvements. Cash deposits and certificates of credit may also be used to bond projects. Bonds shall be posted with the Engineering/Public Works Department. If the City Engineer determines that maintenance work is not being performed to standards established within this manual, then the maintenance period shall be extended. Bonds held against projects shall not be released until CFD areas are satisfactorily maintained in accordance with these requirements, and City Council acceptance of all landscape improvements.

8.1 Preliminary Landscape Plans

Preliminary plans for each new CFD project require the review and approval by the City. Refer to Section 5. Plan Submittal and Approval Process, Section 6. Landscape Documentation Package Requirements, Section 7. Landscape Design Standards, and Section 8. Public Works Landscape Standards and Maintenance Requirements for guidance on plan preparation and design considerations.

Preliminary landscape plans shall identify CFD project boundaries including CFD, utility and City held easements, street medians, City dedicated open space and rights of way, creeks, parks, and recreational trails.

Preliminary landscape plans shall identify areas to be landscaped and display the landscape treatment of the development or project.

Preliminary landscape plans shall be approved as a condition of tentative tract maps, conditional use permits, and other discretionary actions.

Preliminary landscape plans shall be approved as a condition of tentative tract maps, conditional use permits, and other discretionary actions.

8.2 Construction Landscape Plans

Construction landscape plans for each new CFD project require the review and approval by the City. Refer to Section 5. Plan Submittal and Approval Process, Section 6. Landscape Documentation Package Requirements, Section 7. Landscape Design Standards, and Section 8. Public Works Landscape Standards and Maintenance Requirements for guidance on plan preparation and design considerations.

Construction landscape plan shall be in substantial conformance with approved preliminary landscape plans.

CFD and CIP projects shall be prepared under a separate landscape package with City's title block. The County of Riverside's landscape details shall be applied and included on plans, unless otherwise directed by the City.

The Title Sheet shall note the square footage of the combined CFD area and shall also list the CFD areas by street or subsection.

8.3 Systems and Materials Requirements

All landscape construction materials and methods for public works/CFD projects in the City of Wildomar shall conform to the Standard Specifications for Public Works Construction (Greenbook), latest adopted edition including modifications and supplements.

8.4 Landscape Maintenance

Requirements for acceptance of CFD/public works landscape improvements are outlined in Section 8.5 Inspection and Acceptance of Improvements.

8.4.1 Objectives

The objectives of this section are general results to be specified by designers and achieved by Contractors in their methods of performing work. The purpose of these objectives is to allow Contractors to assist in interpreting requirements for long–term appearance of landscaped areas, and to ensure that design criteria and objectives established by the City are met. If specified methods are not adequate to meet general appearance requirements, or if additional work and special maintenance programs are required, Contractors shall adjust maintenance schedules accordingly, with approval of the City.

City of Wildomar has established the goal of CFD landscapes to visually unify various land uses, maintain high standards of quality for community appearance, lower urban temperatures, and reduce water used for landscape irrigation.

- The objective of these landscape plantings is to establish an informal, natural appearance. Pruning activities that create formal hedge and topiary effects shall be avoided. Lawns should be minimized and well groomed, and ground covers should be maintained to have sharply defined edges adjacent to hardscape improvements.
- Landscaped areas such as street median islands, and parkways and slopes adjacent to streets, trails, and sidewalks, shall have a well-maintained appearance. Trash, as well as dead branches, leaves and flowers, should be removed from plants and landscaped areas on a continuous and regular basis, with extra attention to the appearance of highly visible areas.
- Plant masses (except groundcovers) shall be allowed to develop informal edges adjacent to structures, masonry, and other landscape elements.
- In general, plant material in CFD landscaped areas shall be selected for low water use characteristics, with a gradual transition made from normal water use during the plant establishment period, to a reduced water use situation once established. This transition shall take place over a three-to-four-month period. Irrigate only as required to allow water penetration through soil to maximum rooting depth, avoiding any run–off. After plant material is established, water only to maintain healthy plant growth.

8.4.2 Scope of Work—CFD Maintenance

Contractor shall furnish labor, equipment, materials, tools, services, and special skills to perform complete landscape maintenance of CFD areas. Scope of work shall include, but not be limited to irrigation, pruning, shaping, trimming, and training of trees, shrubs and ground cover plants; tree surgery; fertilization; cultivation; weed control; control of plant diseases and pests; mowing, thatching, and aeration of lawns; sweeping; maintenance and repairs of trails, pathways, irrigation, and drainage systems, including natural

drainage features; litter removal; removal of illegal dumping; plant replacement and other work required to maintain CFD and public landscaped areas in a safe, attractive, and usable condition. Plant material shall be maintained in healthy condition with horticulturally acceptable growth and color.

Maintenance standards in this manual shall apply to work of Developers and Contractors during the required maintenance period for CFD contract maintenance areas, City parks, and Capital Improvement Projects.

Contractor shall submit Maintenance Schedule Charts approved by the City. Schedule of maintenance operations shall include, but not be limited to, tree pruning; weed control; insecticide and herbicide application; fertilizer types and frequency of application; growth inhibitor application; thatching, mowing, and aeration of lawns. Contractor shall provide irrigation controller schedules with controller identification numbers (keyed to as–built irrigation plans), station numbers, cycles per day, total time per station per week, and comments to City for approval prior to start of the plant establishment period.

All work performed within the public right-of-way is required to provide traffic control approved by the Public Works/Engineering Department.

8.4.3 Irrigation System Maintenance

Irrigation systems shall be operated efficiently to conserve water and maintain healthy plant growth. Application of water should consider soil types, topography, weather conditions, and be tailored to distinct planting areas (hydrozones). Refer to EVMWD's guidelines for current irrigation schedule and other restrictions.

Slope irrigation shall be monitored and maintained to prevent soil saturation and run off. Contractor is responsible for replacing plant materials that die because of poor irrigation scheduling.

Contractor shall observe irrigation systems while functioning at least once every week to ensure proper and efficient operation.

Contractor shall maintain irrigation equipment to provide proper coverage and operating capability. Adjust irrigation systems to prevent excessive run–off and overspray into streets, sidewalks, rights–of–way, and other areas not intended to be irrigated. Sprinkler heads shall be maintained and adjusted, clean, and free from plant growth that may obstruct normal operation. Valves and heads shall be adjusted to keep systems operating at design pressures. Pressure–regulating valves and pressure–compensating screens shall be employed to prevent heads from fogging.

Contractor shall check weather and rain sensors monthly throughout the year to verify that sensors function properly. Normal controller schedules shall be bypassed if rainfall is sufficient to meet landscape water requirements.

Areas where irrigation system is temporarily inoperable shall be hand watered by Contractor to ensure healthy and thriving plant material. Contractor shall be responsible for providing equipment, nozzles, hoses, and couplers to accomplish the task.

Contractor shall replace plants lost due to irrigation system malfunctions, except malfunctions caused by natural disasters. Contractor is responsible for, and shall prevent to the greatest extent practicable, irrigation water run–off and overspray that impacts surrounding properties and creates traffic hazards.

Remote control valves shall not be operated manually unless electrical power is unavailable or temporarily interrupted, except for testing and periodic valve maintenance.

Moisture sensors and weather stations/sensors shall be monitored and adjusted monthly (or as required)

by the Contractor to assure proper performance.

Repairs to irrigation systems shall be made in accordance with original contract documents. Contractor shall make required repairs and operate systems as originally intended.

Contractor shall submit copies of irrigation schedules for automatic controllers to City for approval.

Irrigation system repairs caused by conditions over which Contractor has no control shall be performed by others or paid for by the City. Repairs under this category shall be extra work and are noted below:

- Loss due to theft
- Storm damage and other natural occurrences
- Damage by vandalism, and accidents caused by other than Contractor and his/her employees.

Contractor shall adjust heights of sprinkler risers to compensate for growth of plant materials.

Strainers at backflow preventers shall be flushed out semi–annually as a preventative maintenance measure.

Drip and bubbler irrigation (low volume) systems

- Strainers and filters shall be cleaned monthly, or as required, to maintain efficient operation.
- Manual flush valves shall be flushed monthly, or as required, to eliminate accumulated debris in irrigation lines.
- Plant growth and vigor shall be monitored closely for signs of stress due to lack of water, which may indicate clogged emitters and other system malfunctions.
- System pressure shall be monitored periodically to ensure proper emitter operation.

8.4.4 Planting Maintenance

Trees

Trees are a vital element of community character and provide important environmental benefits. The City's goal is to maintain trees in CFD areas, parks, and other public area facilities in a healthy, vigorous, and growing condition for current and future residents. The objective of the following guidance is to promote proper tree maintenance.

Pruning

Trees shall be pruned for safety and appearance, and to encourage sound structure, healthy growth, and good form. Pruning shall be supervised and performed by certified consulting arborists and qualified tree care personnel utilizing proper arboricultural practices.

Contractor shall provide pruning and tree care in accordance with professional tree care industry standards, including Western Chapter of the International Society of Arboriculture and National Arborist Association standards.

Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage. Major pruning of deciduous trees shall be performed during the dormant season. Damaged trees, and those that constitute health and safety hazards, shall be pruned when necessary to improve poor appearance and structure, as directed by the City's representative.

Pruning cuts shall be made just above lateral branches and buds, or just outside branch bark collars, utilizing natural target pruning practices. Stub cuts and topping shall not be permitted.

Tree pruning shall be performed in accordance with ANSI Safety and Tree Care Standards, latest published editions. Contractor shall observe adequate safety precautions for protection of tree workers and the public.

No more than 25 percent of a tree's foliage shall be removed during pruning operations unless authorized by the City representative.

Trees shall be pruned periodically (through maturity) to achieve adequate vertical clearances for vehicles, overhead utilities, and pedestrians.

Lower branches of young trees shall not be removed except for safety purposes. Lower branches may only be tipped back to encourage caliper growth large enough to support trees without stakes and guys.

Surface tree roots that present maintenance and/or safety problems may be removed or pruned upon approval by the City, especially those adjacent to paved areas. Surface roots shall be properly pruned, treated, and covered without delay.

If necessary, trees shall be trimmed during the dormant season only (November 15th to February 15th) to reduce pruning shock, allow sufficient recovery time for maximum summer shade, and lessen possibility of insect infestation.

Watering and Mulching

Watering basins shall be maintained around tree root balls during plant establishment periods. Irrigate as needed to establish adequate moisture throughout plant root zones.

Deep–rooting of trees is desirable and can be encouraged with appropriate irrigation scheduling and frequency of irrigation cycles.

Mulches shall be maintained at least three (3) inches deep to reduce evaporation and weed growth. Do not apply mulch in contact with tree trunks (maintain 6 inches clearance minimum).

Soil moisture checks shall be made periodically at locations representing various climatic exposures and plant material types. Soil moisture probes shall be used to check moisture in root balls and surrounding soil. Moisture requirements of plants shall determine watering frequency and timing by automatic irrigation systems.

Fertilizer Application and Pest Control

Fertilizers shall be City–approved, balanced commercial types determined by soils testing. Fertilizers should be applied to entire root zones of trees. Gently cultivate and thoroughly water fertilized areas to prevent burning tree roots. Apply fertilizers at minimum rates required to keep trees healthy and vigorous.

Unhealthy and/or stunted trees that fail to meet horticulturally acceptable standards for growth and vigor shall receive appropriate supplements to correct nutrient deficiencies.

Plant pests and diseases, and weeds, shall be controlled with proper application of insecticides, fungicides, and herbicides. Tree wells shall be weeded monthly.

Pesticides and herbicides shall be applied by licensed and certified pest control applicators.

Staking and Guying

Tree stakes, ties, and guys shall be checked monthly and adjusted if necessary. Ties shall be adjusted to prevent girdling of tree trunks. Broken stakes and guy wires shall be replaced. Stakes, ties, and guys shall be removed as directed by the City Representative.

Re–stake trees as deemed necessary by the City with two–inch diameter by ten–foot long treated lodge pole stakes. Tree ties shall be flexible vinyl straps. Nail straps to sides of stakes with one–inch roofing nails.

Stakes on fast–growing tree species, such as Eucalyptus species, shall be removed one year after planting, or at the start of the next growing season, whichever comes first.

For trees other than fast–growing species, existing stakes and guys shall be removed after two years, or after trees attain a trunk caliper of four inches. If trees are unable to support themselves, removal of stakes shall be determined by the City.

In CFD areas, 15-gallon size trees shall be double–staked, 24– and 36–inch box size trees shall be double–staked or guyed, and trees larger than 36–inch box size shall be guyed, unless directed otherwise by City representative.

Shrubs

Shrubs shall be maintained to promote vigorous and healthy growth in accordance with standard horticultural practices. Utilize proper pruning techniques, fertilizer applications, and pest control procedures.

Pruning

Prune shrubs as required to maintain public safety, as well as general health and appearance of plants.

Shrubs shall not be clipped into topiary forms. Natural characteristics and branching structure of plants shall be retained.

Pruning cuts shall be made just above lateral branches and buds, and just outside branch bark collars. Stubbing shall not be permitted.

Pruning shall be accomplished by removing woody stems from inside of shrubs at least twice yearly. Heading back of shrubs shall be performed only after completion of interior selective branch pruning. Shrubs shall not be sheared and hedged unless directed by the City.

Dead flower stalks and spent blossoms shall be removed regularly for a tidy, well–groomed appearance.

Fertilizer Application and Pest Control

City–approved balanced commercial fertilizers shall be applied to promote optimum growth and vigor. Fertilizers shall be watered in after application to prevent burning of plant tissues.

Insecticides, fungicides, and herbicides shall be applied as necessary by licensed pest control applicators only.

Mulches shall be maintained uniformly at least three (3) inches deep to reduce evaporation and weed growth. Do not apply mulch in contact with shrub stems.

Vines

Vines shall be maintained to promote vigorous and healthy growth in accordance with best horticultural standards. Utilize proper watering, tying, fertilizing, and pest control procedures to promote optimum growth.

Deep water vines in planting pockets to assure optimum growth and root depth.

Prune and maintain espaliered vines properly. Nails shall not be used in masonry walls. Secure vines with epoxy vine ties to promote directional growth.

City–approved, balanced commercial fertilizers shall be applied to promote optimum growth and vigor. Vines shall be watered after fertilizer application to prevent burning of roots.

Insecticides, fungicides, and herbicides shall be applied as necessary by licensed pest control applicators only.

Groundcover

Ground cover shall be maintained to promote vigorous and healthy growth according to best horticultural standards. Utilize proper trimming, fertilizing, pest control, and renovation procedures.

Trimming

Groundcover shall be maintained within intended planting areas. Maintain edges of planting so that groundcover does not encroach into lawns, shrub beds, sidewalks, and adjacent areas.

Groundcover shall be trimmed away from controller enclosures, valve boxes, quick couplers, other plants, structures and walls, and walks. Maintain well–edged beds adjacent to walks for best appearance and safety.

Fertilizer

Apply City–approved, balanced commercial fertilizers at minimum rates required to promote healthy and vigorous growth. One application should be in early spring after new growth begins.

Pest Control

Groundcover areas shall be cultivated regularly and kept free of litter.

Control weeds, insects, diseases, gophers and snails.

Chemical pest controls shall be applied only if necessary by licensed pest control applicators.

Renovation and Replacements

Groundcover shall be renovated by cutting and mowing to promote new vigorous growth. Apply City–approved, balanced commercial fertilizer after renovation of groundcover areas.

If replanting is required to replace dead groundcover areas, then replacements shall be determined by City, using cuttings from adjacent groundcover areas, or other approved sources.

Lawns

Lawns shall be maintained to promote vigorous and healthy growth in accordance with best horticultural standards. Utilize proper watering, mowing, renovation, fertilizing, and pest control procedures.

Watering

Lawns shall be irrigated to maintain healthy seasonal growth and to encourage deep rooting. Avoid daily irrigation in favor of every other day, or twice weekly. Additional irrigations may be scheduled if unusually hot and dry weather conditions prevail for extended periods of time. Lawn areas shall not be in soggy, saturated condition, especially before mowing and aeration operations.

Mowing and Edging

Lawns shall be mowed to an optimum height on a weekly basis during growing seasons. Frequency of mowing should decrease during cooler months. Rotary and reel (for Bermuda grass) mowers with sharp blades shall be used. Avoid removing more than one–third of grass blade length at one mowing.

Damage to trees, obstacles, and lawns caused by wheel ruts shall be repaired by Contractor. Grass clippings shall be mulched in place with mulching mowers.

Trimming and edging shall be performed weekly. Frequency of trimming and edging may need to be adjusted during cooler months.

Renovation

Lawn areas shall be renovated yearly when the least amount of stress to lawns is likely, usually in winter. Scheduling shall be recorded on Maintenance Schedule Charts approved by the City.

Lawns shall be mechanically aerated with plug aerators (one–half inch tines minimum) at least yearly to reduce compaction and improve water penetration to roots. Hybrid Bermuda grass shall be verticut as required to remove thatch.

Shaded and well–worn areas of lawn shall be re–seeded with approved seed species.

Fertilizing

City–approved, balanced commercial fertilizers should be applied to keep lawns green and healthy. Fertilizer types will vary seasonally in accordance with good turf management practices.

Pest Control

Lawn areas shall be inspected regularly for signs of diseases and pests. Contractor shall have licensed pest control applicators apply appropriate controls at recommended rates.

Contractor shall maintain weed–free lawns by approved means. Contractor shall exercise caution if applying chemicals to control weeds to avoid damage to lawns and adjacent areas. Before herbicide applications are made, lawns should be well–established and in vigorous condition.

Hydroseeded Planting

Hydroseeded areas shall be maintained in the same manner as ground cover areas.

Pest Control

Contractor shall provide complete and continuous control and eradication of plant pests and diseases, including weeds. Comply with City, County, State, and Federal regulations and laws regarding chemical controls.

Contractor shall assume liability and responsibility for use of chemical controls.

Procedures for chemical use shall follow those outlined by State of California Department of Food and Agriculture, and County of Riverside for safe handling of pesticides, fungicides, and herbicides.

Contractor shall obtain all necessary licenses for application of pesticides.

Weed Control

All planting areas, including basins, shall be free of weeds.

Open space areas adjacent to homes shall be kept free of weeds.

Weeds shall be removed in street median islands, including those growing in paved and unpaved areas.

Trees in lawn areas shall have 36–inch diameter mulched circle maintained around bases of trunks. Avoid damage to tree trunks and roots by machinery and excess water. Properly applied growth regulators may be used to control vegetation in open areas around trees. Use mulches to help prevent weed seed germination. Weeds that have germinated shall be eradicated (do not use string trimmers near tree trunks) within three weeks of germination, or before setting seed.

Weeds shall be completely removed from lawn and shrub areas, groundcover beds, and planters. Remove weeds weekly from cracks in paved areas: sidewalks, curbs, asphalt, hardscape, and areas covered with ornamental rocks. For the purpose of these requirements, weeds will be considered as any undesirable or troublesome plants. Weeds shall be controlled by hand, mechanical, or chemical methods. The City may restrict use of chemical weed control in certain areas.

Groundcover and hydroseeded plants that occur within four feet of improved surfaces (sidewalks, service roads, and pathways) should be continuously trimmed so that height does not exceed 12 inches.

Invasive plants are unacceptable in CFD–maintained areas and shall be promptly removed.

Annual plants over six inches in height shall be mechanically controlled upon completion of growth cycle in areas deemed necessary by the City.

Fertilizer Application

Contractor shall inform City at least 48 hours before beginning fertilizer application. Contractor shall have previously submitted schedules showing sites, dates, approximate times of fertilizer application, type of fertilizer and quantity of fertilizer to be applied.

Fertilizers shall be delivered in original unopened containers bearing manufacturers' guaranteed analysis. Damaged packages will not be acceptable to the City. Contractor shall furnish the City with duplicate signed legible copies of certificates and invoices for fertilizer. Invoices shall state grade and quantity of fertilizer delivered to site. Copies retained by the City and Contractor shall be signed by the City's Representative before materials may be used. Contractor shall not begin fertilizer application until requirements noted above have been met.

Fertilizers shall have City–approved guaranteed analysis. Contractor shall follow the amendment recommendations of the soils report for type and application rate.

Fertilizers shall be applied to lawns at times noted below.

- Nitrogen: as needed to maintain health and appearance
- Complete: October 1-15, March 1-15

Fertilizers shall be applied to shrubs, groundcover, and small trees (three-inch caliper and smaller) at times noted below.

- Complete: March 1-15, July 1-15, October 1-15

Adequate irrigation shall precede and immediately follow applications to carry fertilizers into soil. After fertilizer applications, adjust irrigation schedules to eliminate runoff and leaching of fertilizers.

Weather conditions may require adjustments to fertilizer application schedules. If possible, avoid application of fertilizers prior to forecast of windy weather and heavy rains.

Precautions shall be taken during broadcast application of fertilizers with cyclone spreaders to avoid overthrow onto paved areas. Use of gravity flow spreaders is encouraged to keep fertilizers contained in planting areas, eliminating, or reducing sidewalk stains.

Fertilizer tablets shall be applied to new replacement trees and shrubs at manufacturer's recommended rate of application. Tablets (21–gram) shall also be applied to trees and shrubs that require supplemental fertilization. Annual fall fertilization of trees and shrubs shall be at the rate of one 21–gram tablet for each one–half inch of trunk caliper. Place tablets six to eight inches into root zones with soil probes and water in thoroughly.

Replacement of Plant Material

To ensure vigorous, healthy growth and pleasant appearance of plantings in CFD areas, it may be desirable to replace plants periodically. Plant replacement shall be determined by the City. Plants may be provided and installed by City forces at no expense to Contractor (if plants are not under Developer's or Contractor's guarantee/warranty) or may be replaced by Contractor with cost negotiated prior to planting.

Contractor shall notify City representative within two days of plant material losses due to any cause. Dead plants that are not replaced within one week after notification will be replaced by the City at Contractor's expense.

Contractor shall supply labor and materials to replace plants that are damaged or die resulting from Contractor's faulty maintenance or negligence. Container sizes and species of replacement plant materials shall be determined by the City Representative.

Plants damaged due to storm events or other natural causes, vehicular damage, theft, or events not resulting from negligence or inadequate performance of work by Contractor shall be replaced–in–kind with sizes as approved by the City. At City's request, Contractor may supply and install replacement plants selected by City's Representative and shall bill total replacement costs separately from normal maintenance billing.

Replacement planting shall conform to the requirements herein.

8.4.5 Maintenance of Open Space Areas

Open space areas designated by easement or dedication are necessary to protect resources, relieve density of community development, and provide greenbelt buffers between built–up neighborhoods.

- The City's goal is to establish healthy native plant communities in designated open space areas, and to maintain these areas as close as possible to natural conditions prevailing in the region.
- The City Engineer and/or Public Works Maintenance Operations Manager shall determine maintenance activities and practices in open space areas that best meet public works requirements for safety and appearance.
- Litter and trash removal shall be scheduled monthly, or more often as required.

8.4.6 Clean-Up

Contractor shall promptly remove landscape debris generated by pruning, trimming, weeding, edging, and other work required in CFD–maintained areas. Areas near public streets, walks, driveways, and paved areas shall be cleaned immediately with suitable equipment. Debris and green waste shall be removed and disposed of off–site in a legal manner. No debris will be allowed to remain in CFD public areas at end of workdays.

Contractor shall remove litter from CFD areas immediately. Litter shall include, but is not limited to, bottles, animal droppings, cans, paper, cardboard, metallic items and other debris, and illegally dumped materials.

Shrub areas not planted with ground cover shall be raked, weeded, and cultivated at least twice monthly.

Walks shall be kept clean and free of soil, debris, and hazards to foot traffic at all times during maintenance operations.

8.5 Inspection and Acceptance of Improvements

The purpose of inspections on landscape projects is to determine substantial conformance to approved landscape plans, and to verify project Conditions of Approval are met prior to acceptance of the project by the City.

Inspections by the City's Representative are required during installation of landscape improvements on all projects. Inspections shall be made, and work accepted by the City's Representative before projects can receive final acceptance from the City. Contractor shall request inspections by notifying the City at least 48 hours (two working days) in advance of scheduled inspection times. Notification should be made by Owner's or Developer's representative, and only when Contractor agrees that work is completed and ready for inspection. If scheduled inspection visits cannot be performed due to incomplete work or Contractor's absence, then Owner/Developer will be charged for additional time for rescheduled inspections.

Changes

Revisions to approved landscape plans shall be reviewed and accepted by the City before work is performed, to verify that the revisions are consistent with original construction documents. Submit two sets of revised plans to the City for review. Refer to Submittal Requirements for additional information.

Changes in the field to approved landscape construction documents (materials and installation) shall be prohibited unless written approval of changes are provided by the City's Representative. Approved field changes shall be reflected on record drawings submitted to City at project closeout.

8.5.1 Inspection Requirements

Work items listed below are subject to inspection by the City's Representative. Inspection requirements are variable from project to project and shall be determined during the plan review and approval process. However, additional inspections other than the following may be required during the course of work as determined by the City's representative.

Required inspections

Some may be combined into one site visit, if possible

Pre–construction meeting prior to start of work

Grading and Construction

- Finish grading.
- Staking of flatwork.
- Concrete formwork and reinforcement.
- Trail improvements.
- Boulder placement.

Irrigation

- Trenching for irrigation main lines and lateral pipe.
- Installation and pressure testing of main lines and lateral lines prior to backfilling trenches.
- Installation and testing of backflow prevention devices, remote control valves, control wires, and automatic controllers.
- Operation and coverage tests (prior to planting) after irrigation system completion.

Planting

- Soil preparation and application of amendments (supply delivery slips and invoices).
- Completion of finish grading prior to planting.
- Approval of plant materials upon delivery to site.
- Tree and shrub locations, before excavation of planting pits.
- Installation of plant material.

Completion and Maintenance

- Approval/acceptance of completed landscape installation, start of maintenance period.
- Final site inspection at completion of maintenance period.
- Additional inspections may be required as determined by the City's Representative.

CFD Inspections

Initial inspections of completed CFD area landscape improvements shall be performed prior to start of the maintenance and plant establishment period. Work shall be complete and in accordance with City requirements as determined by the City representative.

- Upon completion of irrigation installation, the entire Calsense controller assembly(s) shall be inspected and tested for proper connections, and complete and full operation by the Calsense field service representative, including full and proper operation and interface with flow sensor, sensor data interface, master control valve, and other sensor components as installed. Written certification of installation and operation in accordance with manufacturer's specifications shall be provided to the City's representative.

Projects in CFD areas that have not been maintained to City standards during maintenance period shall be held without acceptance until requirements and conditions of the project and City have been met.

Final inspections of CFD improvements shall be performed at the end of the maintenance period. City representative will determine whether or not maintenance requirements have been met by Contractor prior final acceptance/notice of completion. Refer to Section 8.5.2 Acceptance of Improvements, Subsection CFD Public Works Acceptance Procedures below.

8.5.2 Acceptance of Improvements

Acceptance of CFD and public works landscape improvements by the City will be made after work is substantially complete in accordance with approved construction documents and City of Wildomar landscape standards.

Maintenance/plant establishment and warranty periods shall be for the following time periods unless otherwise approved by the City:

- Parks: Owner or agent in control of properties shall maintain planting and irrigation systems for ninety (90) calendar days. Warranty period shall be for one (1) calendar year.
- CFD areas, except parks: Owner or agent in control of properties shall maintain planting and irrigation systems for one (1) calendar year. Warranty period shall be for one (1) calendar year.
- All other public works projects: As specified in the approved construction documents

After final inspection of improvements by City's Representative at the satisfactory conclusion of maintenance and the plant establishment period, and City acceptance of improvements, the Community Facilities District will be available to service the area for continuing maintenance, formally relieving Contractor of maintenance responsibilities.

CFD Public Works Acceptance Standards

Landscape improvements, walls, walkways, curbs, utilities, trails, benches, public improvements, and special conditions required within Community Facilities District and public works project boundaries shall be provided in accordance with approved construction documents prior to initial inspection and City acceptance of improvements.

Standards outlined below shall be met prior to final inspection by the City's Representative.

Lawn

Lawn areas shall be completely filled in with grass. Turf shall be green and healthy with no discolored and dead patches, weeds, and insect pests. Turf shall be mowed weekly for at least two consecutive weeks, and at correct mowing heights.

Hydroseeded areas (non–turf)

Plant material shall be at least three inches in height, with 90 percent coverage of hydroseeded areas. If hydroseed has not germinated within 30 days after application, then bare areas shall be re–seeded. At that time, all hydroseeded areas shall be free of weeds and litter.

Hand–planted groundcover

Planted areas shall be healthy, vigorous, and free of weeds and litter.

Shrubs, Vines, and Trees

Plant material shall be healthy, showing no signs of discoloration, injury, fungus, and insect infestation. Plants shall be pruned, trimmed, and neat in appearance. Trees shall be staked as required with approved tree ties. Nursery tape shall be removed.

Irrigation

Irrigation systems shall be fully functional and operating in accordance with project construction documents and City landscape standards.

Trails

Decomposed granite trails shall be stabilized and include all items indicated per the relevant Riverside County TLMA details for trails and decomposed granite surfacing. Stabilizer specifications to be submitted for review prior to implementation.

CFD Public Works Acceptance Procedures

The City's Representative will recommend acceptance of improvements in CFD—maintained areas after initial inspections are performed. Work shall be substantially complete as determined by the City's Representative.

After initial inspection and approval of installation work by the City's representative, and provided that project Conditions of Approval have been met, the Contractor shall begin the maintenance/plant establishment period.

After initial acceptance, bonds, cash deposits, and secured letters of credit held against Developer or Contractor may be reduced.

At end of the maintenance and plant establishment period, the project shall undergo final inspection by City's representative for turnover to the CFD. Final release of bonds, cash deposits, and secured letters of credit will take place after satisfactory completion of maintenance/plant establishment period and upon approval by the City Engineer.

Acceptance of other public landscape improvements after construction and maintenance period are completed shall be based on condition of the project at final inspection. City's Representative shall determine whether requirements have been met, procedures followed, and equipment installed satisfactorily before recommending acceptance of the project.

9. GLOSSARY

For purposes only of this document, the terms used have the following meaning:

Applied Water. The portion of water supplied by the irrigation system to the landscape.

Artificial Turf. A product manufactured from synthetic materials that simulate the appearance of natural turf, grass, sod, or lawn. Indoor or outdoor plastic or nylon carpet is not considered artificial turf.

Automatic Irrigation Controller. A timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

Backflow Prevention Device. A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

Certificate of Completion. The document required prior to the issuance of a Certificate of Occupancy or at the request for final landscape inspection, refer to Appendix.

Certified Irrigation Designer. A person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program or the Irrigation Association's Certified Irrigation Designer program Certified Landscape Irrigation Auditor. A person certified to perform landscape irrigation by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program or the Irrigation Association's Certified Landscape Irrigation Auditor program.

Check Valve or Anti-Drain Valve. A valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

Compost. The safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

Conversion Factor (0.62). The number that converts acre-inches per acre per year to gallons per square foot per year.

Distribution Uniformity. The measure of the uniformity of irrigation water over a defined area.

Drip Irrigation. Any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

Established Landscape. The point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

ET Adjustment Factor or ETAF. A factor of.55 for residential areas and .45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

Evapotranspiration. The process by which a quantity of water evaporates from adjacent soil and other surfaces and is transpired by plants during a specified time. Reference evapotranspiration for Wildomar is 55.0.

Flow Sensor. An inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic combination flow sensor/controller may also function as a landscape water meter or submeter.

Hardscapes. Any durable material (pervious and non-pervious). Concrete, asphalt, cobble, gravel, and decomposed granite are considered hardscape materials and therefore not included in the water budget calculation.

Hydrozone. A portion of the landscaped area having plants with similar water needs and rooting depth that are served by one irrigation valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated.

Invasive Species. Non-indigenous species (e.g., plants or animals) that adversely affect the habitats they invade economically, environmentally, or ecologically and includes those species listed within the Western Riverside County Multi-Species Habitat Conservation Plan as such plan may be amended from time to time and any invasive species identified as such by the city. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

Irrigation Audit. An in-depth evaluation of the performance of an irrigation system conducted by a certified landscape irrigation auditor. An irrigation audit includes, but is not limited to inspection, system tune-up, system test with distribution uniformity or emission uniformity reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S Environmental Protection Agency Watersense labeled auditing program.

Landscape Area or LA. All the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). Landscape Area includes Special Landscape Areas as defined below.

Licensed Landscape Architect. A person who holds a license to practice landscape architecture in the State of California pursuant to the California Business and Professions Code section 5615.

Licensed Landscape Contractor. A person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

Local Water Purveyor. Any entity, including a public agency, city, county, or private water company that provides retail water service.

Low Volume Irrigation. The application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

Maximum Applied Water Allowance or MAWA. The upper limit of annual applied water for the established landscaped area.

Mulch. Any material placed on the soil to conserve soil moisture, moderate soil temperature, prevent soil erosion and/or prevent weed growth, including such materials as bark, wood chips, rock, gravel, decomposed granite, or other suitable material.

Non-Residential Landscape. Landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas

of common interest development with designated recreational areas.

Overspray. The irrigation water which is delivered beyond the target area.

Pervious. Any surface or material that allows the passage of water through the material and into the underlying soil.

Plant Factor. A value that, when multiplied by ETO, estimates the amount of water needed by plants. For purposes of this document, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors used shall be derived from the current publication of the Water Use Classification of Landscape Species (WULCOLS). Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

Recreational Area. Areas, excluding private single family residential areas, designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters or golf courses, tees, fairways, roughs, surrounds and greens.

Recycled Water. Any kind of treated, reclaimed, or recycled wastewater of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

Reference Evapotranspiration or ETo. A standard measurement of environmental parameters which affect the water use of plants and is 55.0 inches per year for purposes of this document.

Rehabilitated Landscape. Any re-landscaping project that requires a permit, plan check, or design review, meets the applicability requirements of Section 16.28.020 and the modified landscape area is equal to or greater than two thousand five hundred (2,500) square feet.

Residential Landscapes. Landscaping surrounding single or multi-family homes.

Runoff. Water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

Special landscape Area or SLA. An area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

Water Feature. A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

WUCOLS. The Water Use Classification of Landscape Species published by the University of California Cooperative Extension, and the Department of Water Resources. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley. The most current publication, region, and plant classification shall be used.

APPENDIX 10.1 CITY OF WILDOMAR

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55.0

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas	All irrigated areas of the landscape, water surface area of water features Do not include hardscape material areas such as cobble or decomposed granite						
See below for:							
Description	PF		IE				
				Totals	(A)	(B)	
Special Landscape Areas	Sports Fields, Edible Landscape Areas, Landscape Areas Irrigated with Recycled Water, and Temporary Landscape areas (under 1 year) Water features are not SLAs, include in the RLA section						
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	
						Maximum Allowed Water Allowance (MAWA)[e]	

[a] *Hydrozone #/Description*	*PF Range*
1 cool season turf	*0.7 - 0.8*
2 warm season turf	*0.7 - 0.6*
3 low water use shrubs	*0.1 - 0.3*
4 moderate water use trees	*0.4 - 0.6*

[b] ***Irrigation Method***

overhead spray
drip
bubbler

[c] ***Irrigation Efficiency (IE)***

0.75
0.81
0.81

[d] ***ETWU* (Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	**B ÷ A**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	**(B+D) ÷ (A+C)**

APPENDIX 10.2 CITY OF WILDOMAR

PRELIMINARY LANDSCAPE REVIEW COMMENTS

Case No.:		Project Type/Location:	
Review Date:	1:	2:	3:
Review By: JNL	Firm: Architerra Design Group	City Representative: Abdu Lachgar / Matthew Bassi	
Recommended for Approval?			

Checklist Key:	
☐	Provided or Not Applicable
■	Needed

Received Date: _____
Due Date: _____
Returned Date: _____

It is the responsibility of the applicant and landscape architect to be aware of and comply with the Landscape Design Standards and Guidelines, as well as the current policies of the City and State of California.
Refer to the Guidelines document on the City's website under Planning Department Documents for additional requirements and clarification of checklist items and on-plan redlines comments.

General

☐ 1 Plan is clear and legible, plan and fonts are of adequate size, minimum 1/8"
☐ 2 Plan scale and north arrow is noted
☐ 3 Number individual sheets and provide sheet index
☐ 4 Project type: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 5 Project identification: tract no., phase, address
☐ 6 Vicinity map with street and freeway configurations
☐ 7 Firm name, address and phone number of applicant, project consultants and landscape architect, lead contact's name and email address
☐ 8 Landscape architect's stamp with current renewal date on each sheet
☐ 9 Label adjacent properties and street names
☐ 10 Show and label structures, walls, fences, gates, curbs, headers, paving, walkways, trails
☐ 11 Show and label utilities, light standards, fire hydrants, storm drains, water meters, transformers, etc.
☐ 12 Project limits of work, easements, property lines, right-of-way, etc.
☐ 13 Matchlines and sheet references are provided, sheet key map when multiple sheets are utilized
14 Quantities section, indicate by street or sub-section if fragmented:
☐ a square footage of project
☐ b square footage and percentage of new landscape area
☐ c square footage and percentage of rehabilitated landscape area
☐ d square footage and percentage of turf area (less than 30% of total landscape area)
☐ e list number of uncovered parking spaces, related % shade requirement and demonstrate compliance with 15 year tree canopy
☐ f square footage and percentage of parking lot landscaping
15 Maintenance responsibility noted:
☐ a all improvements are to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner
☐ b all improvements are to be maintained by the property owner
☐ c all improvements are to be maintained by the city
☐ d all improvements are to be maintained by the association

Preliminary Landscape Plan

☐ 1 Plan to convey a complete planting program though specific plant palettes and identifying plant symbols or hatches
☐ 2 Plant material appropriate for sun / shade / parking lot or corner sight restrictions / bioretention areas / fire restrictions / regional conditions: revise:
3 Trees:
☐ a placement considering views and solar effect
☐ b placement of trees to be outside of utility setbacks or easements
☐ 1) 5' from property line, fire hydrant, water or sewer line, water meter, backflow, sewer clean out
☐ 2) 10' from street light or power pole, no combustible material provided within 10' of power poles
☐ 3) mature height no taller than 15' if planted under utility wires
☐ c symbol diameter represented at 15 year growth
☐ d root barriers within 6' of hardscape (24" deep, 16' in length), include manufacturer, model number and detail with length and burial depth
☐ e tree guards or mulch rings for trees in turf
☐ f existing trees shown on plans, note to remove or to remain, indicate if protected tree and demonstrate/note replacement compliance
☐ g no trees located within bumper overhang areas
4 Street trees:
☐ a minimum 24" box
☐ b species and spacing conform to adjacent tracts
☐ c species for city-maintained landscapes selected from Street Tree Palette (Appendix 10)
☐ d species appropriate for planter width provided
☐ e standard form, no low branching or multi

APPENDIX 10.2 CITY OF WILDOMAR

PRELIMINARY LANDSCAPE REVIEW COMMENTS

5 Shrubs:
- ☐ a minimum 5 gallon
- ☐ b shrubs planted in drifts spaced to appear as masses, not spotty placement of singular shrubs
- ☐ c avoid plants that require trimming to be kept at controlled height or width
- ☐ d avoid monocultural plantings, provide additional plant material with varying characteristics

6 Ground cover:
- ☐ a minimum 1 gallon
- ☐ b 3" minimum depth of shredded bark mulch in all planter areas, excluding turf and hydroseeded areas
- ☐ c avoid wide spreading groundcovers in narrow or restricted areas / note setback distance from hardscape to be least 1/2 of mature growth
- ☐ d decorative nonliving landscape suitable to location proposed - type & color specified

7 Turf:
- ☐ a warm season variety
- ☐ b not to exceed 30% of total landscape area, actual % must provide compliant water budget calculations
- ☐ c not permitted in planters under 10' wide or adjacent to walls
- ☐ d restrict to 4:1 slopes or less
- ☐ e specified only for play areas or functional uses

8 Slopes 3:1 or greater:
- ☐ a plant material and mulch suitable for slope use and prevention of surface erosion
- ☐ b 3' or more vertical height - permanent ground covers, size and spacing to achieve solid cover within 2 years
- c 8' or more vertical height, in addition to groundcovers:
  - ☐ 1) one shrub per 100 s.f., 60% 1 gallon and 40% 5 gallon
  - ☐ 2) one 15 gallon tree per 500 s.f.
- ☐ d groundcover 12" on center spacing maximum if from flats - slopes only

☐ 9 Hydroseed mix specified, botanical and common names, purity and germination, use of hydroseed is subject to review and approval use of hydroseed is subject to review and approval, onsite hydroseeded slopes shall be permanently irrigated

10 Legend:
- ☐ a symbol
- ☐ b botanical and common names
- ☐ c quantities / square footage for hatches
- ☐ d container size
- ☐ e spacing
- ☐ f water use classification
- ☐ g notations
- ☐ h origin - native or non-native
- ☐ i foliage type - evergreen or deciduous

11 Hydrozones:
- ☐ a plant material grouped into compatible hydrozones
- ☐ b identify special landscape areas such as: recreation, recycled water, edible plants, etc.

12 Water features:
- ☐ a identify as recirculating
- ☐ b surface area included in preliminary water budget calculations, high water use in Regular Landscape Area (not SLA)

☐ 13 Sight distance triangles: for commercial driveways and corners use 25 '/ 25' / 45 ° and for residential driveways use 15 '/ 15' / 45°, all plant material within line of sight impact area to be naturally 30" or under. Do not rely on trimming to control shrub or groundcover height.

☐ 14 Add note: Preliminary agronomic soil analysis and recommendations report to be obtained early in the design phase and shall be included on construction plans. All related notes, details and specifications shall be reviewed and revised to refer to soil recommendations report.

☐ 15 Provide preliminary details and/or sections for:

☐ 16 Concrete step-out stripes where parking spaces are adjacent to landscape areas, 18" wide from face of curb or 12" if integral pour with curb

☐ 17 Concrete headers to separate turf and planter areas, or private and public maintained areas, min. 6" wide

☐ 18 Statement of intended irrigation type and water efficient landscape ordinance compliance

☐ 19 Preliminary water efficient landscape worksheet, to include hydrozone information that coordinates with preliminary planting legend and layout. Worksheet to illustrate WELO compliance through calculated MAWA and ETWU.

☐ 20 Note that all equipment and plans shall conform to recycled water use requirements and considerations - if applicable

Preliminary Shading Plan

☐ 1 Trees proposed for shading at parking areas are species growing a minimum of 30 feet wide at maturity (15 years growth)

☐ 2 Minimum shading requirement based on number of stalls has been met
required: 30% for 0-24 spaces , 40% for 25-49 spaces, or 50% for 50+ spaces
area to be calculated based on actual canopy over parking stall area; shade over planters, aisles, and driveways are excluded

☐ 3 Parking lot shade trees shall be 15 gallon minimum

☐ 4 Tree wells at double rows shall be a minimum 25 square feet interior area

☐ 5 Shade trees at head of stalls shall be provided at a rate of 1 tree per every 3 uncovered stalls; a calculation is provided demonstrating compliance
a calculation is provided demonstrating compliance

APPENDIX 10.2

CITY OF WILDOMAR

PRELIMINARY LANDSCAPE REVIEW COMMENTS

Conceptual Fuel Modification Plan - For Projects Identified in the Very High Fire Hazard Severity Zone of the LRA

- ☐ 1 Delineation of fuel modification zones clearly illustrated on plan with detailed zone description
- ☐ 2 Copy of the "Horizontal Spacing and Vertical Separation Requirements" shown on the plans
- ☐ 3 Copy of the "Undesirable Plant Species" list shown on plans
- ☐ 4 Areas of existing undesirable plants to be removed shown on plans
- ☐ 5 Areas of proposed planting to be provided shown on plans
- ☐ 6 All tract and proprey boundaries shown on plan
- ☐ 7 All onsite structures shown on plan and all offfsite structures within 200 feet of onsite structures shown on plan
- ☐ 8 Note that no combustible mulch shall be provided within the Ember-Resistant Zone within 5' of any structure
- ☐ 9 All mulch areas clearly identified for both combustible and non-combustible mulchs by hatch, color hatch, or a separate diagram if needed
- ☐ 10 All slope areas are identified and slope contours and slope percentages are shown on plan
  Plan indicate distances from structures to any adjacent top of slope areas, 20 feet minimum flat area required between
- ☐ 11 Location of all required fire access roads for multi-family residential and commercial developments
  Fire access roads shall be labeled and the required minimum width dimensioned
- ☐ 12 Note on plans that fire access roads shall be maintained clear 13'-6" high and the required width based upon the project type and/or ass determined by the Wildomar Fire Marshal
- ☐ 13 Projects with buildings requiring ladder pads shall show the location on plans
  Trees located adjacent to fire pad so that mature canopy does not encroach into vertical and horizontal ladder access areas
- ☐ 14 Location of ladder pads access pads, demonstrating trees shall not interfere with ladder access groundcover or non-combustible decorative pad material to be fire resistant groundcover growing 3" - 12" max or non-combustible mulch or equal
- ☐ 15 No shrubs growing greater than 6' at maturity
- ☐ 16 No species from the Fuel Modification Undesireable Plant Species list utilized
- ☐ 17 No tree canopies within 10' of any structures; trees spaced with 10' min. between mature canopies
- ☐ 18 Other fuel modification correction(s):

Storm Water Management

1 On-site water retention basins:
- ☐ a contours and elevations indicated
- ☐ b inlet and outlets shown
- ☐ c bottom and slope of basin appropriately planted

2 Bioswale or vegetated swales:
- ☐ a drainage flow direction shown
- ☐ b natural, informal configuration or planting layout
- ☐ c appropriately planted with species tolerant of both wet and dry conditions

Reference Documents

- ☐ 1 Provide copy of conceptual utility plan
- ☐ 2 Provide copy of conceptual grading plan
- ☐ 3 Provide copy of architectural plans
- ☐ 4 Provide copy of Specific Plan

Additional Information Required:

Refer to redlined landscape plans for additional correction comments.

RETURN ALL FORMS AND PLAN CHECK SETS WITH RESPONSE COMMENTS WRITTEN

APPENDIX 10.3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

Case No.:		Project Type/Location:	
Plan Check Date:	1:	2:	3:
Plan Check By: JNL	Firm: Architerra Design Group	City Representative: Abdu Lachgar / Matthew Bassi	
Recommended for Approval?			

Checklist Key:	
☐	Provided or Not Applicable
■	Needed

Received Date: _____
Due Date: _____
Returned Date: _____

It is the responsibility of the applicant and landscape architect to be aware of and comply with the Landscape Design Standards and Guidelines, as well as the current policies of the City and State of California.
Refer to the Guidelines document on the City's website under Planning Department Documents for additional requirements and clarification of checklist items and on-plan redlines comments.

General

☐ 1 Plan size minimum 22" x 36", maximum 30" x 42"
☐ 2 Plans are clear and legible, with fonts 1/8" minimum
☐ 3 Plan scale minimum 1"=20', maximum 1/8"=1'
☐ 4 North arrow on each plan sheet
☐ 5 Dig alert on title and each plan sheet
☐ 6 Number individual sheets
☐ 7 Project type in title block: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 8 Project identification in title block: tract no., phase, address
☐ 9 Name, address and phone number of landscape architectural firm in title block
☐ 10 Landscape architect's stamp with current renewal date on each sheet
☐ 11 Revision block, delta notations only to record revisions to city approved plans
☐ 12 Label street names
☐ 13 Show and label structures, walls, fences, gates, curbs, headers, paving, walkways, trails
☐ 14 Show and label utilities, light standards, fire hydrants, storm drains, water meters, transformers, etc
☐ 15 Project limits of work, easements, property lines, right-of-way, etc.
☐ 16 Matchlines and sheet references
☐ 17 Sheet key map when multiple sheets are utilized

Title Sheet

☐ 1 Project type: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 2 Project identification: tract no., phase, address
☐ 3 Vicinity map with street and freeway configurations
☐ 4 Reduced site plan with project boundaries, note adjacent property uses (existing and future)
☐ 5 Firm name, address and phone number of applicant, project consultants and landscape architect, lead contact's name and email address
☐ 6 Sheet index
7 Quantities section, indicate by street or sub-section if fragmented:
☐ a square footage of project
☐ b square footage of new landscape area
☐ c square footage of rehabilitated landscape area
☐ d percentage of turf area
☐ e list number of uncovered parking spaces, related % shade requirement and demonstrate compliance with 15 year tree canopy
☐ f square footage and percentage of parking lot landscaping

8 Maintenance responsibility noted:
☐ a all improvements are to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner
☐ b all improvements are to be maintained by the property owner
☐ c all improvements are to be maintained by the city
☐ d all improvements are to be maintained by the association

Construction

☐ 1 Indicate construction of:
☐ 2 Provide layout information for:
☐ 3 Provide details for:
☐ 4 Concrete step-out stripes where parking spaces are adjacent to landscape areas, 18" wide from face of curb or 12" integral pour
☐ 5 Concrete headers to separate turf and planter areas, or private and public maintained areas, min. 6" wide
☐ 6 Stabilizer indicated for decomposed granite trails and walkways.

APPENDIX 10.3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

Irrigation

- ☐ 1 Water supply type: potable, recycled, or well
- 2 Backflow device:
  - ☐ a minimum 12" above finish grade
  - ☐ b enclosure
  - ☐ c lead free
- ☐ 3 Wye strainer
- 4 Water meter information:
  - ☐ a location
  - ☐ b size
  - ☐ c point of connection for water and electrical
  - ☐ d separate water meter required for publicly maintained irrigation system (CFD / LMD)
- 5 Irrigation control valves:
  - ☐ a brass, if public
  - ☐ b valves to be located outside of turf play areas
  - ☐ c separate valves with respect to irrigation type and/or slope location
  - ☐ d valve callouts or data table containing controller station, valve size, gpm flow, hydrozone and square footage
  - ☐ e detailed pressure calculations for worst case at each point of connection: static and residual pressure, p.o.c. and highest elevation
- ☐ 6 Check valve in irrigation device
- 7 Valves:
  - ☐ a gate or ball valves prior to street crossing and at points of connection
  - ☐ b pressure reducing valve with pressure setting indicated
  - ☐ c master valve required on all projects, flow sensor required for non-residential and residential over 5,000 s.f.
- 8 Irrigation legend:
  - ☐ a manufacturer
  - ☐ b model
  - ☐ c pressure in square inches (psi)
  - ☐ d gallons per minute (gpm)
  - ☐ e precipitation rate (in/hr)
  - ☐ f radius
  - ☐ g pattern
  - ☐ h description
- 9 Irrigation devices:
  - a pop-up bodies
    - ☐ 1) 6" for turf areas and bubblers
    - ☐ 2) 12" for shrub areas
    - ☐ 3) swing joints when adjacent to hardscape or high traffic areas
  - ☐ b fixed above grade heads to be avoided, acceptable on slopes
  - ☐ c spray heads not to exceed nozzle radius (head to head coverage)
  - ☐ d dripline / emitter spacing appropriate for plant o.c. spacing or species
  - ☐ e subsurface dripline or low volume irrigation for mulched planting areas and all areas less than 10' wide
  - ☐ f no overhead irrigation allowed within 24" of non-permeable surface that does not drain entirely to landscape area
- 10 Quick-coupling valves:
  - ☐ a brass / locking cover / purple cover
  - ☐ b maximum spacing of 100', if public 200'
  - ☐ c installed 12" into paved medians
- 11 Booster pump:
  - ☐ a grade at installation
  - ☐ b electrical connection
  - ☐ c switch panel
  - ☐ d control switches
- 12 Controller:
  - ☐ a smart automatic irrigation controller based on evapotranspiration information
  - ☐ b evapotranspiration component
  - ☐ c enclosure / grounding rod
  - ☐ d Calsense controller & memo included within plan set if city-maintained (CFD / LMD)
- ☐ 13 Automatic rain shut off
- ☐ 14 Additional weather or soil moisture sensors:
- 15 Piping and sleeving:
  - ☐ a mainline 1 1/2" or less, schedule 40 PVC buried 18" deep
  - ☐ b mainline 2" or more, class 315 PVC buried 24" deep
  - ☐ c laterals, schedule 40 PVC buried 12" deep, laterials class 200 PVC acceptable for single family residential
  - ☐ d ultraviolet resistant PVC for on-grade installations
  - ☐ e PVC sleeving below grade, sized 2x inserted pipe diameter
  - ☐ f galvanized pipe sleeving across terrace drains, add detail
- ☐ 16 Irrigation stations conform to the landscape hydrozones, zone labeling consistent on all plans
- ☐ 17 Water efficient landscape worksheet, include hydrozone information that matches plan callouts, Maximum Allowed Water Usage (MAWA), and Estimated Total Water Use (ETWU) - do not include non-irrigated areas in water budget calculations

APPENDIX 10.3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

- ☐ 18 Relevant agronomic soils report information (soil type, infiltration rate, etc), if deferral is allowed add note regarding soil information coordination
- ☐ 19 Automatic controller programming parameters listed for plant establishment, established landscape and temporary irrigated areas
- 20 Recycled water:
  - ☐ a all equipment shall be designated for recycled water
  - ☐ b plans contain recycled water use notes
  - ☐ c plans conform to recycled water use requirements
- ☐ 21 Details for all major irrigation equipment, add:
- ☐ 22 Specifications: Testing: 150 pounds per square inch for 3' hour min and All improvements shall comply with Standard Uniform Building Code

Planting

- ☐ 1 Plant material appropriate for sun / shade / parking lot or corner sight restrictions / bioretention areas / fire restrictions / regional conditions: revise:
- 2 Trees:
  - ☐ a placement considering views and solar effect
  - b placement of trees to be outside of utility setbacks or easements
    - ☐ 1) 5' from property line, fire hydrant, water or sewer line, water meter, backflow, sewer clean out
    - ☐ 2) 10' from street light or power pole
    - ☐ 3) mature height no taller than 15' if planted under utility wires
  - ☐ c symbol diameter represented at 15 year growth
  - ☐ d root barriers within 6' of hardscape (24" deep, 16' in length), include manufacturer, model number and detail with length and burial depth
  - ☐ e staking and bracing
  - ☐ f tree guards or mulch rings for trees in turf
  - ☐ g existing trees shown on plans, note to remove or to remain, indicate if protected tree and demonstrate/note replacement compliance
  - ☐ h no trees located within bumper overhang areas
- 3 Street trees:
  - ☐ a minimum 24" box
  - ☐ b species and spacing conform to adjacent tracts
  - ☐ c standard form, no low branching or multi
  - ☐ d species appropriate for planter width provided
  - ☐ c species for City-maintained landscapes selected from approved CFD/LMD Street Tree Palette
  - ☐ d species appropriate for planter width provided
  - ☐ e standard form, no low branching or multi
- 4 Shrubs:
  - ☐ a minimum 5 gallon
  - ☐ b shrubs planted in drifts spaced to appear as masses, not spotty placement of singular shrubs
  - ☐ c avoid plants that require trimming to be kept at controlled height or width
  - ☐ d avoid monocultural plantings, provide additional plant material with varying characteristics
- 5 Ground cover:
  - ☐ a minimum 1 gallon
  - ☐ b 3" minimum depth of shredded bark mulch in all planter areas, excluding turf and hydroseeded areas
  - ☐ c avoid wide spreading groundcovers in narrow or restricted areas / note setback distance from hardscape to be least 1/2 of mature growth
  - ☐ d decorative nonliving landscape suitable to location proposed - type, color, size, and source specified
- 6 Turf:
  - ☐ a warm season variety
  - ☐ b not to exceed 30% of total landscape area, actual % must provide compliant water budget calculations
  - ☐ c not permitted in planters under 10' wide or adjacent to walls
  - ☐ d restrict to 4:1 slopes or less
  - ☐ e specified only for play areas or functional uses
- 7 Slopes 3:1 or greater:
  - ☐ a plant material and mulch suitable for slope use and prevention of surface erosion
  - ☐ b 3' or more vertical height - permanent ground covers, size and spacing to achieve solid cover within 2 years
  - c 8' or more vertical height, in addition to groundcovers:
    - ☐ 1) one shrub per 100 s.f., 60% 1 gallon and 40% 5 gallon
    - ☐ 2) one 15 gallon tree per 500 s.f.
  - ☐ d groundcover, if from flats, 12" on center spacing maximum - slopes only
- 8 Hydroseed, subject to review and approval:
  - ☐ a seed mix type, botanical and common names, purity and germination
  - ☐ b quantities in pounds per 1,000 sf or acre
  - ☐ c slurry components, including mulch, stabilizer and fertilizer
  - ☐ d specifications included; monthly reseeding required until 90% coverage at 3" height or as required per City engineer
  - ☐ e use of hydroseed is subject to review and approval, onsite hydroseeded slopes shall be permanently irrigated

APPENDIX 10.3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

9 Legend:
- ☐ a symbol
- ☐ b botanical and common names
- ☐ c quantities / square footage for hatches
- ☐ d container size
- ☐ e spacing
- ☐ f water use classification
- ☐ g notations
- ☐ h origin - native or non-native
- ☐ i foliage type - evergreen or deciduous

10 Hydrozones:
- ☐ a plant material grouped into compatible hydrozones
- ☐ b plant water use classifications are consistent with irrigation hydrozones
- ☐ c identify special landscape areas such as: recreation, recycled water, edible plants, etc.

11 Water features:
- ☐ a identify as recirculating
- ☐ b recycled water
- ☐ c pool and spa cover specified
- ☐ d surface area included in water budget calculations, high water use in Regular Landscape Area (not SLA)

12 Fire:
- ☐ a fuel modification plan or zones clearly illustrated on planting plan with detailed zone description
- ☐ b fire resistive plant material
- ☐ c fire lane shown and identified, tree canopy outside of access road clear zone
- ☐ d combustible mulch material not within 5' of structure, replace with non-combustible mulch material

☐ 13 Sight distance triangles: for commercial driveways and corners use 25 '/ 25' / 45 ° and for residential driveways use 15 '/ 15' / 45° all plant material within line of sight impact area to be naturally 30" or under. Do not rely on trimming to control shrub or groundcover height.

☐ 14 Current agronomic soil analysis and recommendations report on plans, all related notes, details and specifications shall refer to soil recommendations report

Shading Plan

☐ 1 Trees proposed for shading at parking areas are species growing a minimum of 30 feet wide at maturity (15 years growth)

☐ 2 Minimum shading requirement based on number of stalls has been met
required: 30% for 0-24 spaces , 40% for 25-49 spaces, or 50% for 50+ spaces
area to be calculated based on actual canopy over parking stall area; shade over planters, aisles, and driveways are excluded

☐ 3 Parking lot shade trees shall be 15 gallon minimum

☐ 4 Tree wells at double rows shall be a minimum 25 square feet interior area

☐ 5 Shade trees at head of stalls shall be provided at a rate of 1 tree per every 3 uncovered stalls; a calculation is provided demonstrating compliance a calculation is provided demonstrating compliance

Precise Fuel Modification Plan - For Projects Identified in the Very High Fire Hazard Severity Zone of the LRA

☐ 1 Delineation of fuel modification zones clearly illustrated on plan with detailed zone description

☐ 2 Copy of the "Horizontal Spacing and Vertical Separation Requirements" shown on the plans

☐ 3 Copy of the "Undesirable Plant Species" list shown on plans

☐ 4 Areas of existing undesirable plants to be removed shown on plans

☐ 5 Areas of proposed planting to be provided shown on plans

☐ 6 All tract and proprey boundaries shown on plan

☐ 7 All onsite structures shown on plan and all offfsite structures within 200 feet of onsite structures shown on plan

☐ 8 Note that no combustible mulch shall be provided within the Ember-Resistant Zone within 5' of any structure

☐ 9 All mulch areas clearly identified for both combustible and non-combustible mulchs by hatch, color hatch, or a separate diagram if needed

☐ 10 All slope areas are identified and slope contours and slope percentages are shown on plan
Plan indicate distances from structures to any adjacent top of slope areas, 20 feet minimum flat area required between

☐ 11 Location of all required fire access roads for multi-family residential and commercial developments
Fire access roads shall be labeled and the required minimum width dimensioned

☐ 12 Note on plans that fire access roads shall be maintained clear 13'-6" high and the required width based upon the project type and/or ass determined by the Wildomar Fire Marshal

☐ 13 Projects with buildings requiring ladder pads shall show the location on plans
Trees located adjacent to fire pad so that mature canopy does not encroach into vertical and horizontal ladder access areas

☐ 14 Location of ladder pads access pads, demonstrating trees shall not interfere with ladder access groundcover or non-combustible decorative pad material to be fire resistant groundcover growing 3" - 12" max or non-combustible mulch or equal

☐ 15 Legend arranged to include a category for trees, shrubs, and groundcover.

☐ 16 Legend includes the maximum mature width and height of places and proposed spacing in accordance with Requirements the Horizontal Spacing and Vertical Separation requirements (Appendix 10)

☐ 16 All plants and trees shall be shown as individul symbols representative of the mature size

☐ 17 Irrigation plans indicate a permanent and automatic irrigation system is provided for all irrigated fuel mod zones including onsite slope areas

☐ 18 Indicate the method used to determine the fuel modification zones used. If the City of Wildomar Fire Marshal has approved an alternative means of protection at the conceptual level, a note shall be added to the plans summarizing the utilized methods

APPENDIX 10. 3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

- ☐ 19 Note on the plans the property owner shall be responsible for maintaining the fuel modification in the approved condition
- ☐ 20 No shrubs growing greater than 6' at maturity
- ☐ 21 No species from the Fuel Modification Undesireable Plant Species list utilized
- ☐ 22 Other fuel modification correction(s):

Storm Water Management

1 On-site water retention basins:
- ☐ a contours and elevations indicated
- ☐ b inlet and outlets shown
- ☐ c bottom and slope of basin appropriately planted

2 Bioswale or vegetated swales:
- ☐ a drainage flow direction shown
- ☐ b natural, informal configuration or planting layout
- ☐ c appropriately planted with species tolerant of both wet and dry conditions

Specifications
- ☐ 1 Include specifications that pertain to all elements of this project
- ☐ 2 Stabilizer specifications provided for decomposed granite trails and walkways.

Reference Documents
- ☐ 1 Provide approved conceptual landscape plan
- ☐ 2 Provide conditions of approval
- ☐ 3 Provide approved precise grading plans
- ☐ 4 Provide copy of Specific Plan

Additional Information Required:

Refer to redlined landscape plans for additional correction comments.

RETURN ALL FORMS AND PLAN CHECK SETS WITH RESPONSE COMMENTS WRITTEN DIRECTLY ON PLANS WITH NEXT SUBMITTAL

APPENDIX 10.4 CITY OF WILDOMAR
CERTIFICATE OF COMPLETION

FINAL LANDSCAPE INSPECTION

All Parts of this certificate shall be submitted to the Assigned Planner and City's Landscape Consultant with request for final landscape inspection.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

CITY OF WILDOMAR
CERTIFICATE OF COMPLETION

APPENDIX 10.4 FINAL LANDSCAPE INSPECTION

All Parts of this certificate shall be submitted to the Assigned Planner and City's Landscape Consultant with request for final landscape inspection.

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

Any modification from the approved Landscape Documentation Package shall be recorded on prepared as-built landscape plans. Submit as-built landscape plans with this certificate for the review and approval of the City's Landscape Consultant.

☐ As-built landscape plans attached

☐ Landscape installed per approved plans with no modifications

PART 3. IRRIGATION SCHEDULING

Provide data table with parameters for programming the irrigation controller or valve run times and cycle frequency per State's MWELO Section 492.10.

☐ Attached

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGAITON MAINTENANCE

Schedule per State's MWELO Section 492.11.

☐ Attached

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Report per State's MWELO Section 492.12.

☐ Attached

PART 6. SOIL MANAGEMENT REPORT

Report per State's MWELO Section 462.6

☐ Attached

Documentation for soil amendment implementation (dated receipts, delivery tickets, photos, etc.) per State's MWELO Section 462.5

☐ Attached

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	Allowed in High Fire Areas	Avoid in High Fire Areas
TREES											
Acacia baileyana 'Purpurea'	Bailey acacia	L		♦	20-30 ft.	20-40 ft.	x	x			
Acacia cultriformis	knife acacia	L			10-15 ft.	10-15 ft.		x			x
Acacia longifolia	Sydney golden wattle	L			20 ft.	20 ft.		x			x
Acacia pendula	weeping acacia	M			25 ft.	15 ft.		x	x		x
Acacia stenophylla	eumong/shoestring acacia	L			30 ft.	20 ft.		x	x		x
Acacia willardiana	palo blanco	L			20 ft.	10 ft.		x	x		x
Aesculus californica	California buckeye	L	●		10-20 ft.	30 ft.	x	x			x
Afrocarpus gracilior (Podocarpus)	African fern pine	M			40-60 ft.	20-30 ft.	x	x			x
Agonis flexuosa	peppermint tree	L			25-35 ft.	15-30 ft.		x	x	x	
Albizia julibrissin	silk tree	L			40 ft.	40 ft.	x			x	
Aloe spp.	aloe	L	■		varies			x	x		
Arbutus 'Marina'	Marina arbutus	M		■	25-30 ft.	25-35 ft.	x	x		x	
Arbutus unedo	strawberry tree	L		♦	8-35 ft.	8-35 ft.		x		x	
Bauhinia variegata (purpurea)	purple orchid tree	M			20-35 ft.	20-35 ft.		x		x	
Brachychiton acerifolius	flame tree	M		●	60-70 ft.	30 ft.	x	x			
Brachychiton discolor	Queensland lace bark	M			40-60 ft.	30 ft.	x	x			
Brachychiton populneus	bottle tree	L			30-50 ft.	30 ft.	x	x		x	
Brahea armata	blue hesper palm	L			20-40 ft.	12-25 ft.		x	x		x
Brahea edulis	Guadalupe palm	L	●		30 ft.	15 ft.		x	x		x
Butia odorata (Butia capitata)	pindo palm	L			10-20 ft.	10-15 ft.		x	x		x
Callistemon citrinus	bottle brush	L			10-15 ft.	10-15 ft.		x	x		x
Callistemon viminalis	weeping bottle brush	M			20-30 ft.	15 ft.	x	x	x		x
Calodendrum capense	cape chestnut	M			20-40 ft.	20-40 ft.	x	x			
Cassia leptophylla	gold medallion tree	M			20-25 ft.	30 ft.	x			x	
Catalpa speciosa	western catalpa	M			40-60 ft.	20-40 ft.	x	x			
Cedrus atlantica	Atlas cedar	M			60 ft.	30 ft.	x				x
Cedrus deodora	deodar cedar	M			80 ft.	40 ft.	x				x
Ceiba speciosa (Chorisia)	floss silk tree	L			30-60 ft.	30-60 ft.	x			x	
Celtis occidentalis	common hackberry	M		♦	40-50 ft.	40-50 ft.	x				
Ceratonia siliqua	carob	L			20 ft.	20 ft.	x				
Cercis occidentalis	western redbud	L	●		10-18 ft.	10-18 ft.		x	x	x	
Chamaerops humilis	Mediterranean fan palm	L			20 ft.	20 ft.		x	x		x
Chilopsis linearis	desert willow	L	●		15-30 ft.	10-20 ft.		x	x		
Chitalpa tashkentensis	chitalpa	L			20-30 ft.	20-30 ft.	x	x			

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas Allowed in	Avoid in High Fire Areas
Cinnamomum camphora	camphor tree	M			50 ft.	60 ft.	x				x
Citrus spp.	orange, lemon etc.	M			varies					x	
Cordyline australis	New Zealand cabbage tree	M			20-30 ft.	10 ft.			x		
Corymbia citriodora (Eucalyptus)	lemon scented gum	M			45-90 ft.	15-45 ft.	x				x
Corymbia ficifolia (Eucalyptus)	red flowering gum	M			25-40 ft.	25-40 ft.	x	x			x
Cotinus coggygria	smoke tree	L			12-15 ft.	12-15 ft.		x	x		
Cupaniopsis anacardioides	carrotwood	M			40 ft.	30 ft.	x	x		x	
Cupressus arizonica ssp. arizonica	Cuayamaca cypress	L			40 ft.	20 ft.	x	x	x		x
Cupressus sempervirens	Italian cypress	L			60 ft.	5-10 ft.		x	x		x
Dracaena draco	dragon tree	L			20 ft.	30 ft.		x			
Elaeocarpus decipiens	Japanese blueberry tree	M			30-60 ft.	20-30 ft.	x	x			
Eriobotrya deflexa	bronze loquat	M			15-30 ft.	15-30 ft.		x	x	x	
Erythrina coralloides	naked coral tree	M			30 ft.	30 ft.	x	x		x	
Erythryna x bidwillii	Bidwell's coral tree	M			24-30 ft.	24-30 ft.	x	x		x	
Eucalyptus camaldulensis	red gum	L			60-100 ft.	40-60 ft.	x				x
Eucalyptus nicholii	Nichol's willow leaf peppermint	M			30-40 ft.	20-30 ft.	x	x			x
Eucalyptus polyanthemos	silver dollar gum	L			30-75 ft.	15-45 ft.	x				x
Eucalyptus sideroxylon	red iron bark	L			50-100 ft.	40-60 ft.	x				x
Eucalyptus torquata	coral gum	M			18-36 ft.	15-30 ft.		x			x
Eucalyptus viminalis	manna gum	M			40-120 ft.	50 ft.	x				x
Ficus carica	edible fig	M			15-30 ft.	15-30 ft.		x		x	
Ficus microcarpa	Indian laurel fig/ laurel fig	M			25-30 ft.	35-40 ft.	x			x	
Ficus microcarpa 'Green Gem"	green gem ficus	M			20-30 ft.	20-30 ft.	x			x	
Ficus rubiginosa	rusty leaf fig	M			20-50 ft.	30-50 ft.	x			x	
Fraxinus augustifolia 'Raywood'	raywood ash	M			20-30 ft.	25 ft.	x	x		x	
Fraxinus velutina	Arizona ash	M	●		30 ft.	30-40 ft.	x			x	
Geijera parviflora	Australian willow	M			25-30 ft.	20 ft.		x		x	
Ginkgo biloba 'Princeton Sentry'	maiden hair tree	M		●	35-50 ft.	15-25 ft.	x	x			
Gleditsia triacanthos 'Shade Master'	honey locust	L		■ ♦	35-70 ft.	25-35 ft.	x				
Handroanthus impetiginosus (Tabebuia)	pink or lavender trumpet tree	M			25-50 ft.	25-50 ft.		x		x	
Hymenosporum flavum	sweet shade	M			12-40 ft.	9-20 ft.		x	x	x	
Jacaranda mimosifolia	jacaranda	M			25-40 ft.	15-30 ft.	x			x	
Jubaea chilensis	Chilean wine palm	M			50-60 ft.	25 ft.		x			x
Juglans c. californica	Southern California black walnut	L	●		15-30 ft.	15-30 ft.		x			
Juniperus scopulorum 'Tolleson's'	Tolleson's juniper	M			20 ft.	10 ft.		x	x		x
Koelreuteria bipinnata	Chinese flame tree	M		●■♦	20-40 ft.	20-40 ft.	x	x			

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Allowed in High Fire Areas	Avoid in High Fire Areas
Koelreuteria paniculata	golden rain tree	L		♦	20-35 ft.	20-40 ft.	x	x		x		
Lagerstroemia indica and hybrids	crape myrtle	M		■	varies			x		x		
Lagerstroemia fauriei	Japanese crape myrtle	M			20-30 ft.	20-30 ft.		x		x		
Laurus nobilis 'Saratoga'	sweet bay	L			12-40 ft.	12-40 ft.	x	x				
Leptospermum laevigatum	Australian tea tree	L			10-30 ft.	10-30 ft.	x	x				
Ligustrum lucidum	glossy privet	M			20-40 ft.	20-40 ft.		x				
Lophostemon confertus	Brisbane box	M		●	35-40 ft.	25 ft.	x	x	x	x		
Magnolia grandiflora 'St. Mary'	southern magnolia	M		●	25 ft.	15-20 ft.	x			x		
Magnolia x soulangiana	saucer magnolia	M			25 ft.	25 ft. +		x		x		
Magnolia stellata	star magnolia	M			10 ft.	20 ft.		x	x	x		
Malus spp. (edible)	apple	M	■		varies			x				
Maytenus boaria	mayten tree	M			30-50 ft.	30-50 ft.		x		x		
Melaleuca linariifolia	flax leaf paper bark	L			20-30 ft.	20-25 ft.		x			x	
Melaleuca nesophila	pink melaleuca	L			15-20 ft.	15-20 ft.		x	x		x	
Melaleuca quinquinervia	cajeput tree	M			20-40 ft.	15-25 ft.	x	x			x	
Nolina recurvata (Beaucarnea recurvata)	bottle palm	L			12-15 ft.	9-12 ft.		x	x		x	
Olea europaea	olive	L			25-30 ft.	25-30 ft.	x			x		
Parkinsonia aculeata	Mexican palo verde/ Jerusalem thorn	L			15-30 ft.	15-30 ft.		x				
Parkinsonia x 'Desert Museum'	palo verde	L	●	●■♦	20 ft.	20-25 ft.	x	x				
Parkinsonia microphyllum (Cercidium)	little leaf palo verde	L	●		20 ft.	20 ft.		x				
Parkinsonia praecox (Cercidium)	palo brea tree	L			20 ft.	20 ft.		x				
Phoenix canariensis	Canary Island date palm	L			60 ft.	50 ft.	x				x	
Phoenix dactylifera	date palm	L			80 ft.	20-40 ft.	x	x			x	
Phoenix reclinata	Senegal date palm	M			20-30 ft.	20-30 ft.		x			x	
Phoenix roebelenii	pigmy date palm	M			6-10 ft.	6-8 ft.			x		x	
Pinus eldarica	afghan pine	L			30-80 ft.	15-25 ft.	x	x			x	
Pinus canariensis	Canary Island pine	M			50-80 ft.	20-35 ft.	x	x			x	
Pinus coulteri	Coulter pine	L	●		30-60 ft.	25-40 ft.	x	x			x	
Pinus halepensis	Aleppo pine	L			30-60 ft.	20-40 ft.	x				x	
Pinus pinea	Italian stone pine	L			40-80 ft.	40-60 ft.	x				x	
Pistacia chinensis	Chinese pistache	M		■ ♦	30-60 ft.	30-50 ft.	x	x		x		
Pittosporum undulatum	victorian box	M			30-40 ft.	30-40 ft.	x	x		x		
Platanus racemosa	California sycamore	M	●		30-80 ft.	20-50 ft.	x			x		
Platanus wrightii	Arizona sycamore	M			80 ft.	55 ft.	x					
Platanus x acerifolia 'Bloodgood'	London plane	M		● ♦	40-80 ft.	30-40 ft.	x			x		
Podocarpus henkelii	long leaf yellow wood	M			30-50 ft.	15-20 ft.		x				

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Avoid in High Fire Areas
Populus fremontii	western cottonwood	M	●		40-60 ft.	30 ft.	x			x	
Populus nigra 'Italica'	Lombardy poplar	M			40-100 ft.	15-30 ft.	x			x	
Prosopis chilensis	Chilean mesquite	L			30 ft.	30 ft.	x	x			
Prunus spp. (ornamental)	flowering plum	M	■		varies			x		x	
Punica granatum	pomegranate	L			varies			x	x	x	
Pyrus calleryana cultivars	Callery pear	M			varies			x		x	
Pyrus kawakamii	evergreen pear	M			15-30 ft.	15-30 ft.		x		x	
Quercus agrifolia	coast live oak	L	●		20-70 ft.	20-80 ft.	x			x	
Quercus douglasii	blue oak	L	●		30-50 ft.	40-70 ft.	x			x	
Quercus engelmannii	mesa oak	L	●		40-50 ft.	70-80 ft.	x			x	
Quercus ilex	holly oak	L		● ♦	30-60 ft.	30-60 ft.	x	x		x	
Quercus suber	cork oak	L			30-60 ft.	30-60 ft.	x			x	
Quercus virginiana	southern live oak	M			40-80 ft.	60-100 ft.	x			x	
Rhaphiolepis 'Majestic Beauty'	majestic beauty	M			15-20 ft.	8-10 ft.		x	x		
Rhus lancea	African sumac	L		●■♦	20-30 ft.	20-35 ft.		x		x	
Robinia x ambigua 'Purple Robe'	locust	L			40 ft.	30 ft.	x			x	
Sambucus spp.	elderberry	L	■		varies			x			
Sapium sebiferum	Chinese tallow tree	M			30-40 ft.	25-30 ft.		x			
Schinus molle	California pepper tree	L			25-40 ft.	25-40 ft.	x	x			x
Schinus terebinthefolius	Brazilian pepper tree	M			30 ft.	30 ft.		x			x
Sequoiadendron giganteum	giant sequoia	M	●		60-100 ft.	30-50 ft.	x				
Sophora japonica	Japanese pagoda tree	M			50-70 ft.	50-70 ft.	x				
Strelitzia nicolai	giant bird of paradise	M			30 ft.	30 ft.		x			
Syagrus romanzoffiana	queen palm	M			50 ft.	20-25 ft.		x			x
Thevetia thevetioides	giant thevetia	M			12 ft.	12 ft.		x	x	x	
Tipuana tipu	tipu tree	M			20-40 ft.	30-60 ft.	x			x	
Trachycarpus fortunei	windmill palm	M			30 ft.	10 ft.		x	x		x
Tristaniopsis laurina	Water gum	M			45 ft.	30 ft.	x	x			
Ulmus parvifolia 'True Green'	Chinese evergreen elm	M		■ ♦	40-60 ft.	50-70 ft.	x			x	
Umbellularia californica	California bay	M	●		20-25 ft.	20-25 ft.	x				
Vachellia farnesiana (Acacia farnesiana)	sweet acacia	VL			20 ft.	15-25 ft.		x			
Vitex agnus-castus	chaste tree	M			25 ft.	25 ft.		x			
Washingtonia filifera	California fan palm	L			60 ft.	20 ft.		x	x		x
Washingtonia robusta	Mexican fan palm	L			100 ft.	10 ft.		x	x		x
Zelkova serrata	saw leaf zelkova	M			60 ft.	60 ft.	x			x	x

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SHRUBS											
Abelia x grandiflora	glossy abelia	M			8 ft.	5 ft.		x		x	
Achillea millefolium & hybrids	common yarrow	L	■	●■♦	2-3 ft.	2-3 ft.		x	x	x	
Aeonium spp.	Canary Island rose	L			varies			x		x	
Agapanthus africanus	lily-of-the-Nile	M			1-2 ft.	2-3 ft.		x	x	x	
Agapanthus orientalis	lily-of-the-Nile	M			3-5 ft.	2-3 ft.		x	x	x	
Agave spp.	agave	L		●■♦	varies		x	x		x	
Aloe spp.	aloe	L	■	●■♦	varies		x	x		x	
Alyogyne huegelii	blue hibiscus	L			5-8 ft.	5-8 ft.		x			x
Anigozanthos flavidus & hybrids	kangaroo paw	L		●■♦	varies			x		x	
Anisacanthus spp.	desert honeysuckle	L			4 ft.	4 ft.		x			
Anisodontea scabrosa	false mallow	M			2-3 ft.	2-3 ft.		x		x	
Anisodontea X hypomadarum	South African mallow	M			4-6 ft.	4-6 ft.		x			x
Arbutus unedo 'Compacta'	compact strawberry tree	L		●■♦	6-10 ft.	5-6 ft.	x	x			x
Arctostaphylos spp.	manzanita	L	■		varies		x	x			x
Asparagus densiflorus 'Myers'	Myers asparagus	M			2 ft.	3-4 ft.		x			
Asparagus densiflorus 'Sprengeri'	Sprenger asapragus	M			2-3 ft.	3-6 ft.		x			
Aspidistra elatior	cast iron plant	M			2 ft.	2-3 ft.		x	x		
Atriplex spp.	saltbush	VL	■		varies			x			x
Baccharis 'Centennial'	bentennial baccharis	L	●	●■♦	3 ft.	4-5 ft.	x	x			x
Baileya multiradiata	desert marigold	L	●	●■♦	1-1 1/2 ft.	1-2 ft.		x	x	x	
Bambusa spp.	clumping bamboo	M			varies		x	x			x
Berberis spp.	barberry	L/M	■		varies		x	x			
Bougainvillea spp.	bougainvillea	L			3-6 ft.	3-6 ft.	x	x			x
Bouteloua curtipendula	sideoats gramma	L	●	♦	1-2 ft.	2 ft.		x	x		
Bouteloua gracilis	blue gramma	L	●	♦	1 1/2-2 ft.	1 ft.		x	x		
Buddleia marrubiifolia	wooly butterfly bush	L			5 ft.	5 ft.	x	x			
Bulbine frutescens	stalked bulbine	L			1 ft.	2-3 ft.			x	x	
Buxus microphylla japonica	Japanese boxwood	M			4-6 ft.	4-6 ft.		x		x	
Caesalpinea gilliesii	desert bird of paradise	L			10 ft.	8 ft.	x	x			x
Caesalpinea mexicana	Mexican bird of paradise	L			10-12 ft.	6-8 ft.	x	x			x
Caesalpinea pulcherrima	dwarf poinciana	M			10 ft.	10 ft.	x	x			x
Calamagrostis spp.	feather reed	M	■		2-3 ft.	2-3 ft.		x	x		
Calliandra californica	Baja fairy duster	L	●	●■♦	5 ft.	5-6 ft.		x			
Calliandra eriophylla	fairy duster	VL	●	●■♦	3 ft.	4-5 ft.		x			

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Calliandra haematocephala	pink powder puff	M			10 ft.	10 ft.	x				x
Calliandra tweedii	Trinidad flame bush	M			6-8 ft. +	6-8 ft. +	x				x
Callistemon citrinus	bottle brush	L			10-15 ft.	10-15 ft.	x				x
Callistemon 'Better John'	dwarf bottle brush	L		●■♦	3 ft.	3 ft.		x	x		
Camellia sasanqua	sasanqua camellia	M			varies		x	x			
Campanula spp.	bell flower	M			varies						
Carex buchanani	leatherleaf sedge	M			3 ft.	2 1/2 ft.		x	x		
Carex conica	snowline sedge	M			2 ft.	2 ft.		x	x		
Carex elata 'Aurea'	Bowles golden sedge	M			2 1/2 ft.	1 1/2 ft.		x	x		
Carex flagallifera	New Zealand sedge	M			3 ft.	2-2 1/2 ft.		x	x		
Carex morrowii expallida	Japanese sedge	M			1 ft.	1 1/2 ft.		x	x		
Carex pansa	California meadow sedge	M	●		6-8 in.	1 ft.			x		
Carex tumulicola	Berkeley sedge	L	●	●■♦	6-8 in.	1 ft.			x		
Carissa spp.	Natal plum	M			2-4 ft.	3-6 ft.		x		x	
Carpenteria californica	bush anemone	M	●		4-8 ft.	4-8 ft.	x	x			x
Ceanothus spp.	California lilac	L	■		3-15 ft.	3-15 ft.	x	x			x
Centaurea cineraria	dusty miller (cineraria)	M			1 ft.	1 ft.			x		
Choisya ternata	Mexican orange	M			6-8 ft.	6-8 ft.	x	x			x
Cistus spp. - low growing varieties	rockrose	L		●■♦	2-5 ft.	2-5 ft.	x	x		x	
Cistus spp. - taller varieties	rockrose	L			6-8 ft.	6-8 ft.	x	x			x
Clivia miniata	Kaffir lily	M			2 ft.	2 ft.			x		
Cocculus laurifolius	laurel leaf cocculus	M			25 ft.	25 ft.	x				x
Convolvulus cneorum	bush morning glory	L			2-4 ft.	2-4 ft.		x			
Coprosma x kirkii	creeping coprosma	M			1-3 ft.	4-6 ft.	x	x		x	
Coprosma repens	mirror plant	M			10 ft.	6 ft.	x	x			x
Cordyline stricta	palm lily	M			15 ft.	6 ft.	x				x
Cotoneaster congestus	Pyrenees cotoneaster	M			3 ft.	3 ft.		x	x		
Cotoneaster glaucophyllus	bright bead cotoneaster	M			5 ft.	5 ft.	x	x			
Cotoneaster parneyi	Parney cotoneaster	M			8 ft.	10 ft.	x				x
Cotoneaster salicifolius	willowleaf cotoneaster	M			15-18 ft.	15-18 ft.	x				x
Crassula spp.	crassula	L			1-4 ft.	1-4 ft.		x		x	
Cuphea spp.	cuphea	M			1-3 ft.	1-3 ft.		x	x		
Cycas revoluta	sago palm	M			2-3 ft. +	4-6 ft.		x			x
Dalea bicolor	dalea (bicolor)	L			8 ft.	5-6 ft.	x				x
Dasylirion spp.	desert spoon	L			3-5 ft.	4-5 ft.	x	x			
Dendromecon harfordii	island bush poppy	L	●		8-20 ft.	8-20 ft.	x				x

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Dendromecon rigida	bush poppy	L	●	●	4-8 ft.	4-6 ft.	x					x
Deschampsia caespitosa	tufted hairgrass	L	●		1-2 ft.	2 ft.		x	x			
Dianella revoluta cultivars	flax lily	L		●■♦	varies	varies	x	x		x		
Dianella tasmanica	Tasmin flax lily	M			3-4 ft.	1-2 ft.		x	x	x		
Dianthus spp.	pink/carnation	M			1-1 1/2 ft.	1-1 1/2 ft.		x		x		
Dietes bicolor	fortnight lily	M			2-3 ft.	3 ft.		x	x	x		
Dietes iridioides	fortnight lily	M			3-4 ft.	3-4 ft.		x		x		
Dodonaea viscosa 'Purpurea'	purple hopseed bush	M			10-15 ft.	10-15 ft.	x					x
Dudleya spp.	dudleya, live forever	L	●		1 1/2 ft.	1-2 ft.			x	x		
Echeveria spp.	hens and chickens	L			3-6 in.	1 1/2 ft.			x	x		
Echinocactus spp.	barrel cactus	L	■		4 ft.	2 1/2 ft.		x	x			
Echinopsis spp.	torch cactus	L			4-12 in.	varies		x				
Echium candicans	pride of Madeira	L		●■	5-6 ft.	6-10 ft.	x					x
Elaeagnus pungens	silverberry	L			10-15 ft.	10-15 ft.	x					x
Elymus magellanicus	Magellan wheatgrass	M			1 1/2 ft.	1 1/2 ft.			x			
Encelia californica	California encelia	L	●	♦	3 ft.	4 ft.		x		x		
Encelia farinosa	brittle bush	L	●	♦	3 ft.	4 ft.		x		x		
Epilobium californica 'Everett's Choice'	Everett's choice California fuschia	L	●	●■♦	2-4 in.	3-5 ft.						
Epilobium californica varieties (Zauschneria)	California fuschia	L	●	●■♦	varies			x				
Eriogonum fasciculatum	California buckwheat	L	●	●■♦	1-3 ft.	4 ft.		x				x
Escallonia 'Compakta'	compact escallonia	M		♦	3 ft.	3 ft.		x				
Escallonia 'Frades'	Frades escallonia	M			5-6 ft.	5-6 ft.	x	x				x
Euryops pectinatus	shrub daisy	L		●■	3-6 ft.	3-6 ft.		x				x
Feijoa sellowiana	pineapple guava	M			10-25 ft.	10-25 ft.	x					x
Felicia amelloides	blue marguerite	M			1 1/2 ft.	4-5 ft.		x		x		
Ferocactus spp.	barrel cactus	L	■		8-9 ft.	3 ft.	x	x				x
Festuca californica	California fescue	M	●		2-3 ft.	1-2 ft.		x	x			
Festuca glauca	blue fescue	M			1 ft.	10 in.			x			
Fouquieria splendens	ocotillo	L	●		8-25 ft.	5-10 ft.	x					x
Frangula californicus 'Little Sur' & 'Eve Case'	coffeeberry	L	●	●■♦	4-6 ft.	4-6 ft.	x					x
Frangula californicus (Rhamnus)	coffeeberry	L	●		15 ft.	8 ft.	x					x
Fremontodendron spp.	flannel bush	L	●		20 ft.	12 ft.	x					x
Gaillardia x grandiflora	blanket flower	M			2-4 ft.	1 1/2 ft.		x	x			
Galvesia speciosa	island bush snapdragon	L	●		3 ft.	5 ft.		x				
Gardenia spp.	gardenia	M			varies			x				
Garrya elliptica	coast silktassel	M	●		10-20 ft.	10-20 ft.	x					x

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Geranium 'Johnson's Blue'	Johnson's blue geranium	M			1 1/2-2 ft.	2 ft.			x			
Geranium sanguineum	bloody cranesbill	M			8-18 in.	2 1/2 ft.			x			
Grevillea 'Noellii'	Noel's grevillea	L		●■	4 ft.	4-5 ft.	x	x				
Grewia occidentalis	lavender star flower	M			6-10 ft.	6-10 ft.	x					x
Helictotrichon sempervirens	blue oat grass	M			2-3 ft.	2-3 ft.		x	x			
Hemerocallis spp.	day lily	M		♦	varies			x		x		
Hesperaloe parviflora	red/ yellow yucca	L		●■♦	3-4 ft.	3-4 ft.		x				
Heteromeles arbutifolia	toyon	L	●	■	6-10 ft.	6-10 ft.	x					x
Heuchera maxima	island alum root	M	●		1-2 ft.	3-4 ft.		x		x		
Heuchera sanguinea	coral bells	M			1-2 ft.	1-2 ft.			x	x		
Hibiscus rosa-sinensis	Chinese hibiscus	M			8-15 ft.	5-8 ft.	x	x				x
Ilex cornuta and varieties	Chinese holly	M			varies		x	x				
Ilex vomitoria and varieties	yaupon	L			varies			x				
Imperata cylindrica 'Rubra'	Japanese blood grass	M			1-2 ft.	1 ft.			x			
Iris douglasiana	Douglas iris	M	●		1 1/2-2 ft.	1-1 1/2 ft.			x	x		
Iris spp.	bearded iris	M	■		varies			x		x		
Juncus effusus	soft rush	M	●		2 1/2 ft.	2 1/2 ft.		x	x			
Juncus patens	California gray rush	M	●		2 ft.	2 ft.		x	x			
Juniperus spp.	juniper	L	■		varies		x	x				x
Justicia brandegeana	shrimp plant	M			3-4 ft.	3-4 ft.		x				
Justicia californica	chuparosa	L	●		6 ft.	6 ft.	x	x				x
Kalanchoe spp.	kalanchoe, garden varieties	L			1-2 ft.	1-2 ft.		x	x	x		
Kniphofia uvaria and hybrids	red hot poker	L			varies			x		x		
Lantana camara	bush lantana	L			6 ft.	6 ft.	x	x				x
Lantana montevidensis and hybrids	trailing lantana	L			varies			x		x		
Laurus nobilis	sweet bay	L			12-40 ft.	12-40 ft.	x					x
Lavandula spp.	lavender	L			2-4 ft.	2-6 ft.		x				
Lavatera assurgentiflora	tree mallow	L	●		12 ft.	12 ft.	x					x
Lavatera maritima	California tree mallow	M			8 ft.	4 ft.	x					x
Leonotis leonurus	lion's tail	L			6 ft.	6 ft.	x					x
Leptospermum scoparium	New Zealand tea tree (shrub varieties)	M			4-12 ft.	4-8 ft.	x					x
Leucophyllum cvs.	compact Texas ranger	L		●■♦	varies		x	x				
Leymus 'Canyon Prince'	canyon prince rye	M			4 ft.	3 ft.		x	x			
Ligustrum japonicum and varieties	Japanese privet	M			varies		x					
Limonium vulgare	Mediterranean sea lavender	L			1-2 ft.	1-2 ft.		x	x	x		
Liriope muscari varieties	lilyturf	M			1-1 1/2 ft.	1-2 ft.			x	x		

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Lobelia laxiflora	Mexican bush lobelia	VL		●♦	3 ft.	6 ft.	x	x			
Loropetalum chinense	fringe flower	M			6-10 ft.	6-10 ft.	x				x
Mahonia aquifolium	Oregon grape	M			6 ft.	5 ft.	x	x			x
Mahonia 'Golden Abundance'	golden abundance mahonia	M			6 ft.	5 ft.	x				x
Mahonia nervosa	longleaf mahonia	M			2-3 ft.	3 ft.	x	x	x		x
Mahonia nevinii	Nevin mahonia	L			6 ft.	6 ft.	x				x
Melaleuca armillaris	bracelet honey-myrtle	M			12-15 ft.	15-30 ft.	x				x
Mimulus aurantiacus	sticky monkey flower	L	●		4 1/2 ft.	4 1/2 ft.		x			x
Miscanthus sinensis varieties	eulalia grass	M			varies			x			x
Molinia caerulea	Moor grass	L			varies			x			
Muhlenbergia capillaris	hairy awn muhly	M		●■♦	3 ft. +	6 ft.	x	x			x
Muhlenbergia rigens	deer grass	M	●	●■♦	4 ft. +	4 ft.	x	x			x
Myrsine africana	African boxwood	M			8 ft.	6 ft.	x	x			x
Myrtus communis	true myrtle	M			5-6 ft.	4-5 ft.	x	x			x
Nandina domestica	heavenly bamboo	M			varies			x		x	
Nandina spp.	compact, upright heavenly bamboo	M			4-6 ft.	3 ft.		x	x		x
Nandina spp.	low growing heavenly bamboo	M			1-3 ft.	1-3 ft.		x	x	x	
Nephrolepis exaltata 'Bostoniensis'	Boston fern	M			3 ft.	4 ft.		x			
Nerium oleander	oleander	L			20 ft.	12 ft.	x				x
Nolina microcarpa	bear grass	VL	■		3 ft.	6 ft.	x	x			
Ophiopogon japonicus	mondo grass	M			6-8 in.	6-8 in.					
Opuntia macrocentra	prickly pear cactus	L			4 ft.	6 ft.		x		x	
Opuntia microdasys	bunny ears	L			2-3 ft.	4-5 ft.		x		x	
Osmanthus fragrens	sweet olive	M			10 ft.	6-8 ft.	x				x
Pennisetum spp.	fountain grass (no self sowing selections)	L			varies			x			x
Penstemon hybrids	border penstemon	M	■		2-4 ft.	3 ft.		x	x	x	
Penstemon heterophyllus varieties	penstemon	L/M	●		1 1/2-2 ft.	2-3 ft.		x	x	x	
Phlomis fruticosa	Jerusalem sage	L		■♦	4 ft.	4 ft.		x			
Phormium hybrids	flax	M			varies		x	x			
Photinia x fraseri	Fraser photinia	M			15 ft.	15 ft.	x				x
Pittosporum crassifolium	evergreen pittosporum	M			25 ft.	20 ft.	x				x
Pittosporum tobira	mock orange	M			15 ft.	15 ft.	x				x
Pittosporum tobira 'Wheelers Dwarf'	dwarf pittosporum	M			2-3 ft.	4-5 ft.		x		x	
Plumbago auriculata 'Monott'	royal cape plumbago	M			5 ft.	6-8 ft.	x	x		x	
Podocarpus macrophyllus maki	shrubby yew pine	M			8-15 ft.	2-4 ft.	x				x
Prunus caroliniana	Carolina laurel cherry, compact varieties	M			10 ft.	8 ft.	x				x

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	Allowed in High Fire Areas	Avoid in High Fire Areas
Prunus ilicifolia	holly leaf cherry	VL	●		10-25 ft.	10-25 ft.	x				x
Prunus lyonii	Catalina cherry	L	●		15-20 ft.	15-20 ft.	x				x
Punica granatum 'Nana'	dwarf pomegranate	M			3 ft.	6 ft.		x		x	
Pyracantha spp.	firethorn	M			4-10 ft.	4-10 ft.	x				x
Rhaphiolepis spp.	Indian hawthorne	M			5 ft.	6 ft.	x	x		x	
Rhapis excelsa	lady palm	M			5-12 ft.	5-12 ft.	x				x
Rhus integrifolia	lemonade berry	L		■	10 ft.	10 ft.	x				x
Rhus laurina	laurel sumac	L	●		15 ft.	15 ft.	x				x
Rhus ovata	sugar bush	L	●	♦	10 ft.	10 ft.	x				x
Ribes aureum	golden currant	L	●		6 ft.	6 ft.	x	x			x
Romneya coulteri	Matilija poppy	L	●		6-8 ft.	6-8 ft.	x	x			x
Rosa californica	California wild rose	L	●	■	3-9 ft.	3-9 ft.		x			x
Rosa, bush hybrids	rose	M		■	varies			x			
Rosa rugosa	Ramana's rose	M			3-6 ft.	3-6 ft.		x			x
Rosmarinus officinalis	rosemary, upright varieties	L		■	5-7 ft.	2-5 ft.		x			x
Rudbeckia hirta and varieties	Gloriosa daisy	M			1-4 ft.	1 1/2 ft.		x	x		
Salvia spp.	sage	L	■		varies		x	x			x
Salvia 'Dara's Choice'	Sonoma sage	L	●		2-3 ft.	3-6 ft.		x			x
Salvia 'Mrs. Beard'	Mrs. Beard sage	L	●		2-4 ft.	4-6 ft.		x			x
Salvia clevelandii & hybrids	Cleveland/Alan Chickering etc.	L	●	●■♦	5 ft.	8 ft.	x	x			x
Salvia greggii & hybrids	autumn sage	L			4 ft.	4 ft.		x			x
Salvia mexicana	Mexican sage	M			10 ft. +	3-5 ft.	x				x
Salvia sonomensis	creeping/Sonoma sage	L	●		1 ft.	3-4 ft.		x			x
Salvia spathacea	hummingbird/pitcher sage	M	●		1-2 ft.	3-4 ft.		x			x
Sambucus spp.	elderberry	L	■		30 ft.	20 ft.	x				x
Santolina spp.	lavender cotton	L		●■♦	2 ft.	3 ft.		x	x		
Senecio cineraria	dusty miller	L			2-3 ft.	2-3 ft.		x	x	x	
Senna artemesioides (Cassia artemesioides)	feathery cassia/senna	L			5 ft.	5 ft.		x			
Senna spectabilis (Cassia excelsa)	senna/cassia (spectabilis/excelsa)	L			6 ft.	6 ft.	x				x
Sesleria autumnalis	autumn moor grass	M			8-18 in.	8-18 in.		x	x		
Sesleria caerulea	blue moor grass	M			6-8 in.	6-8 in.		x	x		
Simmondsia chinensis 'Vista'	dwarf jojoba	VL	●	●■♦	6 ft.	6 ft.	x				x
Stachys byzantina	lamb's ears	M			1 1/2 ft.	2 ft.		x	x		
Stipa pulchra	purple feather grass	L	●		3 ft.	2 ft.		x	x		x
Strelitzia reginae	bird of paradise	M			5-6 ft.	5-6 ft.		x			x
Syzygium paniculatum varieties	Australian brush cherry	M			varies		x			x	

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas Allowed in	Avoid in High Fire Areas
Teucrium cossonii majoricum	Majorcan germander	L		●■♦	8 in.	1 1/2 ft.			x		
Teucrium fruticans	bush germander	L		●■♦	4-8 ft.	4-8 ft.	x				x
Thevetia peruviana	yellow oleander	M			8 ft. +	8 ft. +	x				x
Thuja occidentalis varieties	American arborvitae, garden selections	M			varies		x				x
Trichostema lanatum	woolly/mountain blue curls	L	●	●■♦	3-5 ft.	4-8 ft.	x	x			
Tulbaghia violacea	society garlic	M			10-24 in.	1-2 1/2 ft.		x	x	x	
Verbena stricta	hoary vervian	M			3 ft.	1 1/2 ft.		x	x		
Viburnum japonicum	Japanese viburnum	M			15 ft.	12 ft.	x				x
Viburnum tinus and varieties	laurustinus	M			varies		x				
Westringia 'Morning Light'	morning light westringia	L		●■♦	3 ft.	3 ft.	x	x	x	x	
Westringia 'Blue Gem'	upright coast rosemary	L			4-6 ft.	4-6 ft.	x	x			x
Westringia 'Wynabbie Gem'	morning light westringia	L			3-6 ft.	5-8 ft.	x	x	x		x
Westringia 'Mundi' & 'Low Horizon'	low coast rosemary	L		●■♦	1-2 ft.	3-4 ft.	x	x		x	
Woodwardia fimbriata	giant chain fern	M	●		4-5 ft.	3 ft.		x			
Xylosma congestum	shiny xylosma	M			10 ft.	10 ft.	x				x
Yucca spp.	yucca	L	■		varies		x	x		x	
Zephryranthes spp.	zephyr flower	M			6-15 in.	1 ft.		x	x		
GROUND COVERS											
Abelia x grandiflora 'Prostrata'	prostrate glossy abelia	M			1 1/2-2 ft.	4-5 ft.		x			
Acacia redolens	prostrate acacia, low-growing forms	L		■	2 ft.	12 ft.	x				x
Achillea 'Moonshine'	woolly yarrow	L		●■♦	6-10 in.	1 1/2 ft.			x		
Agave 'Blue Glow'	agave	L		■	1-2 ft.	2-3 ft.					
Agave 'Blue Elf'	agave	L		■	1-2 ft.	1-2 ft.					
Arctostaphylos cultivars	manzanita, ground cover cultivars	L	■	●■♦	varies			x			
Arctotheca calendula	cape weed	M			6-12 in.	1 1/2-2 ft.		x	x		
Armeria maritima	sea pink	M	●		6-10 in.	1 ft.		x	x		
Artemisia caucasica	silver spreader	L	●		3-6 in.	2 ft.		x	x		x
Baccharis pilularis cvs.	dwarf coyote brush	L	●	●■♦	8-24 in.	6 ft.	x	x			x
Bougainvillea spp.	bougainvillea	L		■♦	1 1/2-4 ft.	6-30 ft.	x				x
Bouteloua curtipendula	sideoats grama grass	L	●	●	1-2 ft.	1-2 ft.	x	x	x		
Bouteloua 'Blonde Ambition'	hybrid grama grass	L	●	●	1-2 ft.	1-2 ft.					
Campanula portenschlagiana	Dalmatian bellflower	M			4-6 in.	2 ft.		x	x		
Campanula poscharskyana	Serbian bellflower	M			8 in.	2 ft.		x	x		
Carissa macrocarpa	Natal plum, speading varieties	M		■	1-2 ft.	4 ft.		x			x

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Allowed in High Fire Areas	Avoid in
Ceanothus gloriosus 'Point Reyes'	Point Reyes	L	■		1-2 1/2 ft.	15 ft.	x	x				
Cerastium tomentosum	snow in summer	M			6-8 in.	2-3 ft.		x	x			
Convolvulus sabatius	ground morning glory	L		■♦	1-2 ft.	3 ft.		x	x			
Coprosma petriei 'Verde vista'	verde vista coprosma	M			1-3 ft.	4-6 ft.		x				
Coreopsis auriculata 'Nana'	dwarf coreopsis	L			5-6 in.	2 ft.		x	x			
Cotoneaster spp. (ground covers)	cotoneaster	M			1-3 ft.	6-15 ft.	x	x				
Dalea capitata	dalea (capitata)	L			8 in.	3 ft.		x	x			
Dalea greggii	trailing indigo bush	L		●■♦	1 1/2 ft.	6 ft.	x	x				
Dianella revoluta cvs	flax lily	L		●■♦	1-2 ft.	1-2 ft.	x	x	x			
Dianella caerulea cvs	flax lily	M			1-2 ft.	1-2 ft.	x	x	x			
Drosanthemum floribundum	rosea ice plant	L			6 in.	5 ft.		x				x
Dymondia margaretae	dymondia	L			2-3 in.	20 in.		x	x			
Erigeron karvinskianus	fleabane	M			10-20 in.	3 ft.		x	x			
Euonymus fortunei	euonymum, prostrate forms	M			1/2-2 ft.	varies		x				
Fragaria spp.	strawberry	M	■		4-8 in.	1-1 1/2 ft.			x			
Gazania hybrids	gazania	M			6-10 in.	3-4 ft.						
Graptopetalum spp.	graptopetalum	L			7 in.	1 ft.			x			
Helianthemum nummularium	sunrose	L			6-8 in.	3 ft.						
Hypericum calycinum	Aaron's beard	M			1 ft.	3-4 ft.		x				
Iberis sempervirens	evergreen candy tuft	M			8-12 in.	8-12 in.			x			
Iva hayesiana	poverty weed	L	●		1 ft.	3 ft.		x				
Lampranthus spp.	trailing ice plant	L			1 ft.	1 1/2-2 ft.			x			x
Lantana spp.	trailing lantana	L			2 ft.	3-6 ft.		x				x
Lonicera japonica 'Halliana'	Hall's honeysuckle	L			2 ft. +	15-30 ft.	x					x
Mahonia repens	creeping mahonia	M			1 ft.	3 ft.		x				x
Myoporum parvifolium & cvs.	myoporum	L		●♦	3-6 in.	9 ft.	x	x		x		
Myoporum 'Pacificum'	pacifica saltbush	M			2 ft.	30 ft.	x			x		
Osteospermum spp.	African daisy	L			6-12 in.	2-4 ft.		x	x	x		
Pelargonium peltatum	ivy geranium	M			1 ft.	5 ft.		x		x		
Rosmarinus 'Huntington Carpet'	trailing rosemary	L		●■♦	1-2 ft.	6-8 ft.	x	x				
Scaevola 'Mauve Clusters'	fan flower	M			4-6 in.	3-5 ft.		x				
Santolina chamaecyparissus	grey lavender cotton	L		●■♦	1-2 ft.	3-4 ft.		x	x	x		
Santolina virens 'Lemon Fizz'	lavender cotton	L		●■♦	1-2 ft.	3-4 ft.		x	x	x		
Sedum spp.	stone crop	L	■		1 ft.	1 1/2-2 ft.		x	x	x		
Senecio mandraliscae	kleinia	M			1-1 1/2 ft.	2 ft.		x	x	x		
Teucrium x lucidrys	germander	L		■♦	1 ft.	2 ft.			x			

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Allowed in High Fire Areas	Avoid in High Fire Areas
Teucrium cossonii majoricum	Majorcan germander	L		■♦	9 in.	2 1/2 ft.			x			
Trachelospermum asiaticum	Asian star jasmine	M			18 in.	5 ft.		x				
Trachelospermum jasminoides	star jasmine	M		♦	2 ft.	10 ft.	x	x				
Verbena gooddingii	Goodding verbena	L	●		1 1/2-2 ft.	3-4 ft.		x				
Verbena lilacina	lilac verbena	L	●		1 ft.	3 ft.		x				
Verbena peruviana	Peruvian verbena	L		●■♦	18 in.	3 ft.		x				
Verbena rigida	vervian	M		●■♦	1-2 ft.	3-4 ft.		x		x		
Vinca minor	periwinkle	M		●■♦	4-6 in.	1 1/2 ft.		x	x	x		
Zinnia grandiflora	prairie zinnia	M			1 ft.	1 1/2 ft.			x			

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	Allowed in High Fire Areas	Avoid in High Fire Areas
VINES											
Bignonia capreolata	cross vine	M		●■♦	40-60 ft.		x				x
Bougainvillea spp.	bougainvillea	L			15-30 ft.		x				x
Campsis spp.	trumpet creeper	M			40 ft.		x				x
Cissus incisa	Texas grape ivy	M			30-50 ft.		x				x
Cissus rhombifolia	grape ivy	M			20 ft.		x	x			x
Clytostoma callistigioides	violet trumpet vine	M			15-25 ft.						x
Distictis buccinatoria	blood red trumpet vine	M		●■♦	20-30 ft.		x	x			x
Ficus pumila	creeping fig	M			40-60 ft.		x	x			x
Gelsemium sempervirens	Carolina jessamine	M			20 ft.			x			x
Hardenbergia violacea	lilac vine	M			10 ft.			x			x
Hedera helix	English ivy	M			20 ft.			x			x
Jasminum polyanthum	pink jasmine	M			20 ft.			x			x
Lonicera japonica	Japanese honeysuckle	L			30 ft.		x	x			x
Lonicera sempervirens	trumpet honeysuckle	M			10-20 ft.			x			x
Macfadyena unguis-cati	cat's claw	L		●■♦	25-40 ft.		x	x			x
Pandorea jasminoides	bower vine	M			20-30 ft.		x	x			x
Parthenocissus quinquefolia	Virginia creeper	M			20 ft.			x			x
Parthenocissus tricuspidata	Boston ivy	M		♦	20 ft.			x			x
Passiflora spp.	passion vine	M			20-30 ft.			x			x
Rosa banksiae	Lady Banks rose	M			20 ft.		x	x			x
Rosa spp	climbing roses	M			varies		x	x			x
Vigna caracalla	snail vine	M			10-20 ft.			x			x
Vitis californica	California wild grape	L	●		30 ft.		x				x
Vitis girdiana	desert grape	L	●		30 ft.		x				x
Wisteria spp.	wisteria	M			15-30 ft.		x				x

APPENDIX 10.6

CITY OF WILDOMAR

LANDSCAPE FUEL MODIFICATION STANDARD

Introduction

Proper management of vegetation in areas at risk from wildfires has proven to be a major factor in reducing the chances of structures igniting and burning, especially when combined with construction techniques designed to further protect a structure from approaching flames and burning embers.

Wildomar is uniquely positioned between two wildland areas prone to wildfires and several areas of the city have been identified as within the Very High Fire Hazard Severity zone. This zone is commonly referred to as Local Responsibility Area (LRA). LRA areas are areas within the state in which the financial responsibility of preventing and suppressing fire is the primary responsibility of a city, county, city and county, or district.

Landscape for projects identified as within the Very High Fire Hazard Severity zone shall be designed with the principles of defensible space and meet all fuel modification requirements.

California State law requires landowners in areas at risk from wildfires to implement and maintain a defensible space landscape between buildings and potential approaching wildfires (Government Code 51175-51189).

Purpose

Managing the design and placement of vegetation in and around new structures will reduce the effects of a wildfire. For this reason, codes are adopted that require vegetation management and special construction features.

The Fuel Modification Program is a vegetation management code that requires landscaped areas adjacent to new structures be dedicated for permanent vegetation management activities.

The Fuel Modification Program brings fire-safe landscaping and construction features together to improve community safety and reduce property loss during wildfire emergencies. This guideline provides you with the information and steps needed to prepare a Fuel Modification Plan and maintain vegetation in Fuel Modification areas for a successful long-term outcome. Furthermore, it covers the timing of plans for construction, plan criteria needed for approval, plant lists for the zones, new construction inspection requirements, and introductory maintenance information.

Scope

All new single-family homes, multi-family residential, Accessory Dwelling Units (ADU), utility, and commercial structures built in, or adjacent to, a wildfire-risk area or such areas designated by the fire code official require a Fuel Modification Plan in conjunction with the 2022 California Fire Code (CFC), Chapter 49, and the City of Wildomar Municipal Code.

The plan requires permanent vegetation management in dedicated land areas and is used indefinitely to facilitate on-going maintenance requirements.

For new structures proposed within the Local Responsibility Area (LRA) - Very High Fire Hazard Severity Zone (VHFHSZ), as defined in the Government Code Section 51175 – 51189, and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, a 30-foot setback from the structures to the property line shall be required as described in the Fuel Modification Zones section of this guideline.

Requirements vary based on project specifics and in some cases a Fuel Modification Plan may not be required based on lot size, configuration, or your property's connection and proximity to grass, brush, and ornamental vegetation.

Applicants should contact the City of Wildomar Office of the Fire Marshal at (951) 972-8090 Ext: 8216 to verify project specific Fuel Modification requirements and to obtain the most current Fuel Modification information. Any new or updated publications from these departments will take precedence over this guideline, along with the latest adopted codes, standards, and local municipal regulations.

Fuel Modification Overview & Sequencing

There are two types of Fuel Modification Plans: **Conceptual** and **Precise**.

Each type is submitted at a different time during the development and construction process.

1. **Conceptual** (see Fuel Modification Plans – Required Information for requirements)
    a. Infrastructure of the zone widths and program
    b. Land use restrictions
    c. Tract and property line information
    d. When to submit:
        - Concurrent with Pre-Application and Development Application
        - Concurrent with Environmental Impact Report (EIR) processing
        - Prior to the tentative tract map, parcel map, or final tract map approval
        - Prior to the fire master plan submittal
2. **Precise** (see Fuel Modification Plans – Required Information for requirements)
    a. Approval of planting plans
    b. Final details
    c. Inspection information
    d. When to submit:
        Prior to the approval of planting plans from other permitting agencies
        Prior to either the precise grading or building permit issuance, whichever comes first
        Prior to the fire master plan approval

It is recommended that the Precise Fuel Modification Plan be submitted to the City of Wildomar Office of the Fire Marshal for review prior to submitting to the Planning Department and City Landscape

Architect for Landscape Plan Check review for permitting so that initial feedback can be obtained and incorporated before the plans reach the City Landscape Architect for review.

Starting the process with the City of Wildomar Office of the Fire Marshal will help to reduce the number of landscape plan check corrections related to fuel modification requirements, for a more efficient, streamlined plan check process.

Fuel Modification Zones

Fuel modification programs vary in complexity and depend upon the type, quantity, and spacing of vegetation, topography, degree/type of exposure, local weather patterns, and the construction, design, and placement of structures.

A typical fuel modification installation consists of four **Zones**:

Zone 0: Extends from 0 to 5 feet from the structure and is irrigated. Also known as the Ember-Resistant Zone.

Zone 1: Extends 30 feet from the structure and is irrigated – includes Zone 0.

Zone 2: Extends 100 feet from the structure. It is thinned by a minimum of fifty (50) percent so that the maximum coverage does not exceed fifty (50) percent. Land within this zone must be free of debris, dead wood, branches touching the ground, and other dry or dead vegetation.

Zone 3: Extends 200 feet from the structure. Zone 3 thinned by a minimum of thirty (30)

percent. Land within this zone must be free of debris, dead wood, branches touching the

ground, and other dry or dead vegetation. Zones are described in detail below.

Zones 0 & 1 – Irrigated Structure Setback Zone:

The purpose of the setback zone is to provide defensible space for fire suppression

forces and to protect structures from radiant and convective heat. Zone 1 shall not be less than a 30-foot minimum width (with the first 5 feet as Zone 0 – the Ember Resistant Zone).

The entire zone is to be located on a level, graded area at the top or base of the slope.

Zone 0 – Ember-Resistant Zone (First 5 feet measured from the structure out, all directions)

a. No combustible bark or mulch.
b. Plants in this area to be irrigated, naturally low growing (natural growth height shall be no taller than 24 inches), non-woody and shall not impede foot-traffic nor limit firefighter access.
c. Automatic irrigation shall be provided for proposed planting.
d. No combustible construction, fencing, gates, patio covers, etc., is allowed.

Note: Requirements for this zone may change in due to Assembly Bill 3074. Assembly Bill 3074 became law in 2021. Enforcement of this bill has not begun but shall begin when the State Fire Marshal approves the vegetation clearance requirements which may take place in 2025.

Applicant shall verify latest state requirements and design the landscape based on the latest required state code if more stringent than the above listed requirements.

Zone 1 – Specific Maintenance Requirements:

a. Automatic irrigation systems are used to maintain healthy vegetation with high moisture content and regularly irrigate it.
b. Pruning foliage to reduce fuel load, maintain vertical continuity, and remove plant litter and dead wood in accordance with the horizontal spacing and vertical separation requirements.
c. Complete removal of undesirable plant species. There is also minimal allowance for the retention of selected native vegetation.
d. Plants in this zone shall be highly fire-resistant and selected from the City of Wildomar approved plant list.
e. Tree species are not allowed within 10 feet of combustible structures (measured from the edge of a full-growth crown).
f. The horizontal distance between tree crowns (at full growth) shall not be less than 10 feet.
g. Existing trees shall comply with items E & F above. In some cases, existing trees may require removal.
h. No shrubs over 48" inches (4 feet) are allowed within 30 feet of a structure.
i. Accent shrubs growing 30"-48" high shall be single shrubs, spaced 2x the height of the shrub at maturity. Accent shrubs are allowed in the 5' – 30' area outside of the Zone 0.
j. Shrubs growing 24-29" high are limited to groupings with a max aggregate diameter of 10 square feet.
k. Groundcover shall be provided between shrub clusters (no taller than 24" high).
l. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet, whichever is greater. All trees must be of standard form, no multi-trunk trees are permitted.
m. Maintenance includes thinning and removing overgrowth, replacing dead/dying fire-resistant plantings, and maintaining the operation of the irrigation system.
n. Devices that burn solid fuels are prohibited in any fuel modification zone.
o. No combustible construction shall be allowed within Zone 1.

Zone 2 – Reduced Fuel Zone (30 to 100 feet from Structure Irrigated, 50% Thinning):

This portion of fuel modification consists of irrigated landscaping. This irrigated zone is a minimum of 70 feet in width, extending 100 feet from the structure, and may be increased as conditions warrant.

The plans must delineate the portion of the fuel modification area that will be permanently and regularly irrigated. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program that sensitively addresses water conservation practices and includes methods of erosion control to protect against slope failure.

All irrigation shall be kept a minimum of 10 feet from the drip line of any existing native Quercus (oak) species – exceptions to this may be submitted for approval to the Fire Marshal on a site-specific basis.

Zone 2 shall be cleared of all undesirable plant species, irrigated, and planted with species from the City of Wildomar Approved Plant List. Exceptions to save desirable species may be submitted for approval to the FM on a site-specific basis.

Zone 2 – Specific Maintenance Requirements:

a. Groundcover shall be installed and maintained at a height not to exceed 24 inches.
b. Native grasses shall be allowed to go to seed to maintain proper coverage. They shall be cut after annual seeding, at a cut height of approximately 4 inches.
c. Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species-specific needs.
d. All plant species designed for Zone 2 shall be selected from the City of Wildomar Approved Plant List. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Native vegetation not on the undesirable list is allowed to remain, providing vegetation coverage does not exceed 50 percent.
e. The horizontal distance between tree crowns at full growth shall not be less than 10 feet.
f. Tree species are not allowed within 10 feet of combustible structures (Measured from the edge of a full-growth crown).
g. Shrubs shall not exceed 6 feet in height.
h. Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
i. Shrub groupings shall be separated from other groupings a minimum of 15 feet.
j. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet, whichever is greater. All trees must be of standard form, no multi-trunk trees are permitted.
k. Tree-form shrubs and shrubs that naturally exceed 24 inches in height shall be vertically pruned and horizontally spaced in accordance with this guideline.
l. Removal of dead and dying vegetation and undesirable plant species from the City of Wildomar Unapproved Plant List.
m. Devices that burn solid fuels are prohibited in any fuel modification zone.
n. Combustible construction is not allowed within Zone 2.

Zone 3 – Reduced Fuel Zone (100 to 200 feet from Structure – 30% Thinning)

This portion of fuel modification consists of irrigated landscaping. This irrigated zone is a minimum of 100 feet in width, beginning 100 feet from the structure and extending 200 feet from the structure and may be increased as conditions warrant.

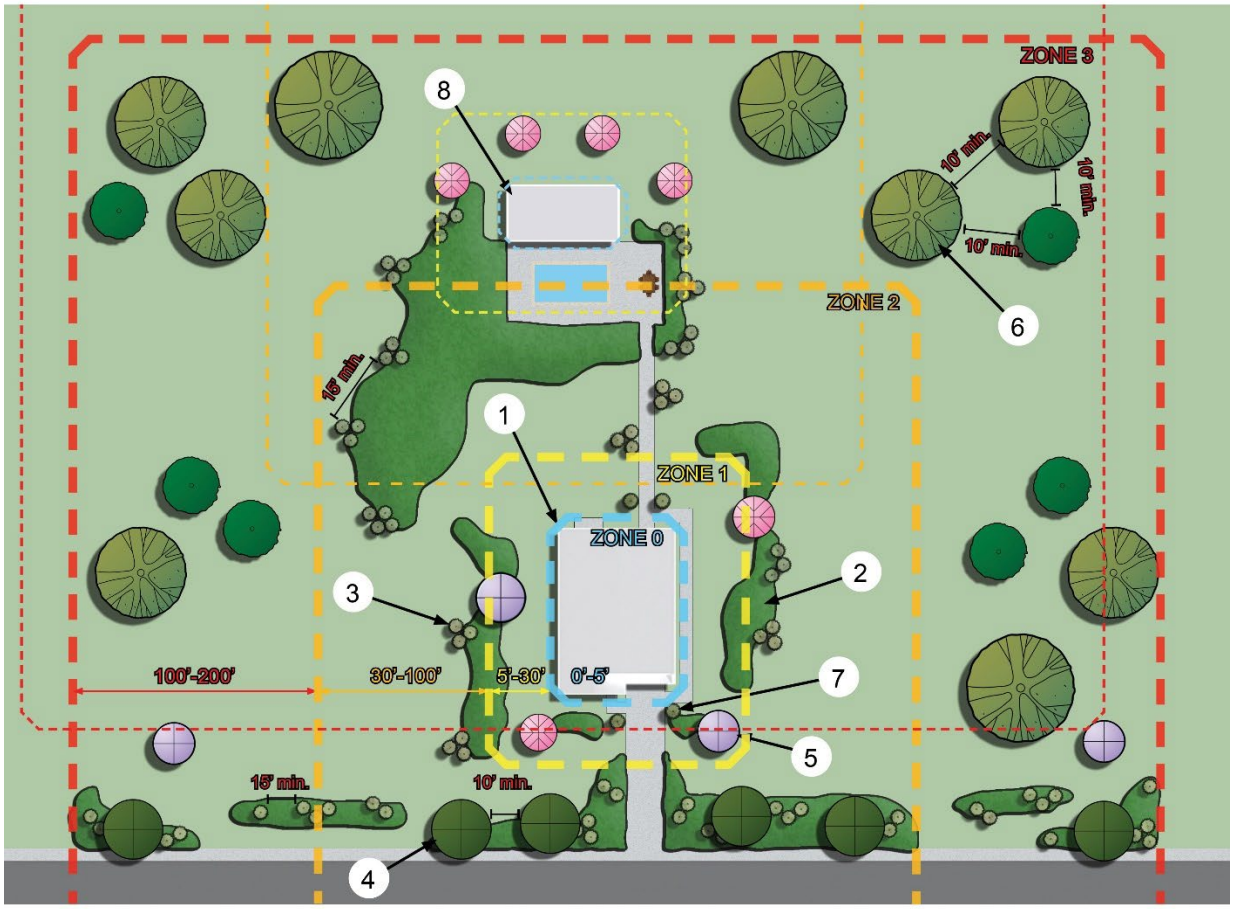
The plans must delineate the portion of the fuel modification area that will be permanently and regularly irrigated. The design of an irrigation system and the design of a maintenance program that sensitively addresses water conservation practices and includes erosion control methods to protect against slope failure.

Native vegetation not on the undesirable list is allowed to remain, providing the coverage of vegetation does not exceed 70 percent.

Zone 3 – Specific Maintenance Requirements:

a. Native grasses shall be allowed to go to seed to maintain proper coverage. They shall be cut after annual seeding, at a cut height of approximately 4 inches.
b. If irrigation is used, apply irrigation rates to maintain healthy vegetation with good moisture content based on plant species-specific needs.
c. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Native vegetation, not on the undesirable list, is allowed to remain, providing the coverage of vegetation does not exceed 70 percent.
d. Removal of dead and dying vegetation and undesirable plant species from the City of Wildomar Unapproved Plant List.
e. Devices that burn solid fuels are prohibited in any fuel modification zone.

Fuel Modification Plant Spacing – Plan View Diagram



Above fuel modification diagram shows the general spacing of groundcover, shrubs, and trees relative to the Fuel Modification Zones. Different types of groundcover can be used in tandem provide an aestheticaly-pleasing design.

LEGEND

1. LOW GROUNDCOVER 4"-24" HIGH MAX
2. TALL GROUNDCOVER 18"-24" HIGH MAX
3. SHRUB CLUSTERS 6' HIGH MAX AND MAX AGGREGATE DIAMETER OF 10'
4. STREET TREE WITH 10' BETWEEN MATURE CANOPIES
5. SMALL CANOPY TREES IN ZONE 1
6. BROAD CANOPY TREES IN ZONES 2 AND 3
7. SINGLE SHRUBS SPACED AT 2X HEIGHT OF SHRUB AT MATURITY
8. FUEL MOD ZONES APPLY TO ALL STRUCTURES INCLUDING ACCESSORY BUILDINGS

Fuel Modification Plans: Required Information

Section 1: Conceptual Fuel Modification Plans

Plans shall be prepared by a licensed landscape architect or other design professional with equivalent credentials. If you are not using a licensed Landscape Architect, contact the City of Wildomar prior to submittal for approval.

The Wildomar Fire Marshal must approve conceptual fuel modification plans, and this approval shall occur prior to and/or concurrent with the review and approval of any entitlement or conditions being set.

Note: Plans shall be submitted electronically to the City of Wildomar in PDF format. Paper plans will not be accepted.

The following information shall be included on **Conceptual Fuel Modification Landscape Plans**:

- Delineation of each zone (ember-resistant zone, setback, irrigated, and thinning) with a general description of each zone's dimensions and character.
- Copy the "Horizontal Spacing and Vertical Separation Requirements for Installation and Maintenance in All Fuel Modification Zones" document onto the plans indicating appropriate spacing requirements will also be incorporated into the design. See Appendix, Section 10.7.
- Identify the removal of undesirable plant species in accordance with the "Fuel Modification Undesirable Plant Species List". Copy document onto plans. See Appendix, Section 10.8.
- Identify existing plant species within the required fuel modification area that are proposed to be retained and the proposed plant materials to be planted in the fuel modification area.
- Identify the size of the proposed development by showing all tract and property lines and slope contour lines. Provide the proposed location of all structures. Show the location of any structures on adjacent parcels within 200 feet of the proposed onsite structures.
- State on plans no combustible mulch shall be provided within the Ember-Resistant Zone (five feet from any structure). Identify general location and type of proposed combustible and non-combustible mulches.
- State on plans that all plant species within the fuel modification zones will be selected from the approved options within the City's Climate Appropriate Plant List. See Appendix, Section 10.5.
- Show the location of all mulch areas and information on type, size, and depth. No combustible mulch within the first five feet from structures (Ember-Resistant Zone).

- The conceptual landscape fuel modification plan set shall also include all the general information normally required for conceptual landscape plans. See the Preliminary Landscape Review Comments form in the Appendix, Section 10.2.
- Slope contours and slope %. Indicate distance from structure to top of slope, 20 feet minimum.
- Location of all fire access roads for multi-family residential and commercial developments. Fire access roads shall be labeled and dimensioned. Plans shall note that fire access roads shall be maintained clear 13'-6" high and required width based upon project type.
- If you cannot meet the requirements of the fuel modification guideline for the total distance of the zones, alternate plant species, or horizontal spacing/grouping distances, an Alternative Materials and Methods (AM&M) request letter shall be drafted and submitted with the plans. If an alternative means of protection is approved by the City of Wildomar Office of the Fire Marshal (OFM), copy the OFM signed AM&M request letter onto the plans. You will be required to resubmit the plans again for review and final approval with the letters incorporated into the plans

Section 2: Precise Fuel Modification Plans

Plans shall be prepared by a licensed landscape architect or other design professional with equivalent credentials. If you are not using a licensed Landscape Architect, contact the City of Wildomar prior to submittal for approval.

Final/Precise fuel modification plans shall include all information required for conceptual fuel modification plans in addition to the information listed below

Note: Plans shall be submitted electronically to the City of Wildomar in PDF format. Paper plans will not be accepted.

The following information shall be included on the **Precise Fuel Modification Plan:**

- Provide a legend for all trees, tree-form shrubs, shrubs, and ground cover in irrigated zones showing the maximum mature width and height of plants and proposed spacing in accordance with the *Horizontal Spacing and Vertical Separation Requirements*.
- All plants and trees shall be shown as individual symbols representative of the mature size so that the plan reviewer is able to verify sufficient spacing between plants and trees is provided.
- Irrigation plans indicating a permanent and automatic irrigation system is being designed and installed and that irrigation has been provided for all irrigated zones.
- Indicate and provide details of the method used to identify and delineate the fuel modification zones. If the City of Wildomar Office of the Fire Marshal approved an alternative means of protection at the conceptual level, a note shall be added to the plans summarizing them.

- Specify on the plans that the property owner shall be responsible for maintaining the fuel modification in the approved condition.
- Locations of fire access ladder pads, demonstrating tree canopies shall not interfere with access from required ladder pads and ladder shall be of an acceptable material such as non-combustible mulch or very low, fire-resistant groundcover that would not inhibit access, growing 3" – 12" high maximum.
- The final construction landscape fuel modification plan set shall also include all the general information normally required for construction landscape and irrigation plans. See the Landscape Plan Check Review Comments form in the Appendix, Section 10.3.

Section 3: Plant Palette Information

The Climate Appropriate Plant List has been compiled from various resource agencies responsible for environmental protection.

All plants installed shall be selected from the plants identified as appropriate for fuel modification zones and be grouped and spaced in accordance with "Horizontal Spacing and Vertical Separation Requirements for Installation and Maintenance in All Fuel Modification Zones" document. All plants shall be fire-resistant and drought-tolerant.

All plant species must be submitted in a legend on the plans containing both the botanical and common names. Retained species shall also be identified within the legend.

Plant Palette Legend:

Provide a separate plant palette legend for each plant category below:

- Trees
- Shrubs
- Groundcover (max. natural growth height shall be no taller than 24 inches)
- Grasses

Each legend shall include the following:

- Plant Symbol (separate symbol for each plant, shown at mature width)
- Plant Form – tree, tree-shrub, shrub, groundcover, grasses, succulents
- Botanical Name
- Common Name – including varietal name (if any)
- Expected Max Growth Height

- Expected Max Growth Width
  - Container Size
  - Spacing
  - Water Use Classification

Proposing Alternate Species:

If alternate plant species are proposed, the project Landscape Architect shall provide information on the size and fire-resistive characteristics for review to the City Landscape Architect and Fire Marshal. Plant selections shall be highly fire-resistant and similar in characteristics to the plants listed as appropriate for fuel modification in the City's Climate Appropriate Plants list. The City Fire Marshal and City Landscape Architect will make a case-by-case determination as to the acceptability of the proposed species.

Prohibited Species

Applicant shall not use the following prohibited species including:

- Species listed in Appendix 10.7 Fuel Modification – Undesirable Species
- Species identified as invasive by the California Invasive Plant Council
- When adjacent to MSHCP Conservation areas, no species listed on Table 6-2 of the Conservation Plan
- Species and varieties of shrubs known to grow taller than 6 feet at maturity

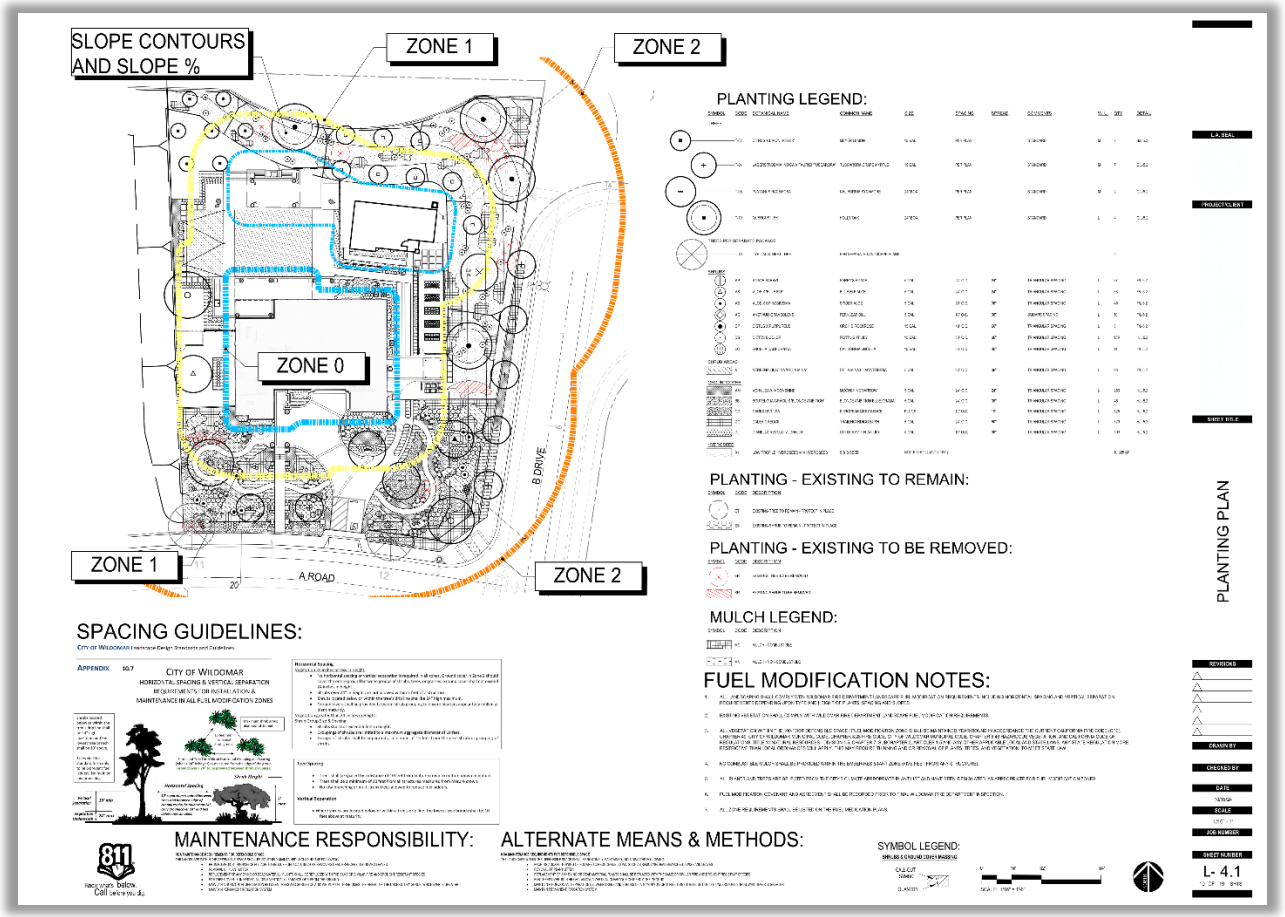
Required Plan Notes

Applicant shall include the following notes on the fuel modification plans:

- All landscaping shall comply with Wildomar Fire Department landscape fuel modification requirements including horizontal spacing and vertical separation requirements depending upon type and height of plants, spacing and slopes.
- Existing vegetation shall comply with Wildomar Fire Department landscape fuel modification requirements.
- All vegetation within the 100-foot defensible space / fuel modification zone shall be maintained year-round in accordance the current California Fire Code (CFC), Chapter 49, City of Wildomar Municipal Code, Chapter 8.28 Fire Code, City of Wildomar Municipal Code, Chapter 8.48 Hazardous Vegetation, and California Code of Regulations, Title 14 Natural Resources – Division 1.5, Chapter 7, Subchapter 2, Articles 1-5 and any other applicable local and State laws. Any State regulation more restrictive than local ordinances will apply. This may require thinning and or removal of plants, trees, and vegetation, to meet State Law.

- No combustible mulch shall be provided within the Ember-Resistant Zone (five feet from any structure).
- All plants and trees are selected from the City's Climate Appropriate Plant List and have been designated as appropriate for fuel modification zones.
- Fuel Modification Covenant and Agreement shall be recorded prior to final Wildomar Fire Department inspection.
- All zone requirements shall be listed on the fuel modification plans.

Sample Fuel Modification Plan



Above sample fuel modification plan shows some of the minimum required components and information to be included on both conceptual and precise fuel modification plans.

Plans shall also include all items required per the City's Plan Review Checklists.

Section 4: Plan Revisions

Revisions to previously approved fuel modification zones or plans shall be submitted to the Wildomar Fire Marshal and City Landscape Architect for review. The applicant shall provide a copy of the original, stamped approved plan for reference during the review.

Some minor field changes may not need a plan submittal revision. Minor field changes shall be sent to the Fire Marshal and City Landscape Architect in writing and approved before the field changes occur.

Alternate Materials & Methods, Construction Features, and Fire Protection Plans

If there are limits to areas in which you cannot meet fuel modification width distance requirements a reduction in the minimum requirement shall be based upon practical reasons and will be reviewed by the City of Wildomar Office of the Fire Marshal on a case-by-case basis and shall provide for an alternative method to reduce Structure-to-Structure, Structure-to-Vegetation, and Vegetation-to-Structure ignition. Methods to achieve this are described briefly below.

Performance Based Design:

a. A detailed technical fire behavior analysis report by a qualified wildland fire behavior professional is required (qualifications of the professional must be approved by the City of Wildomar Office of the Fire Marshal prior to their design). The report shall include BehavePlus fuel modeling outputs at a minimum.
b. A one to two-page Alternative Materials & Methods (AM&M) request letter to the City of Wildomar Office of the Fire Marshal must be submitted with the detailed technical report. The report and letter shall be drafted by the fire behavior professional and submitted with the plans.
c. The applicant shall propose compensating factors to demonstrate equivalency to the distance required (see also building construction feature and fire protection plans described below).
d. Contact the City of Wildomar Office of the Fire Marshal for a copy of the Alternative Materials & Methods (AM&M) application. Use the information within the application as a model for drafting your letter. If an alternative means of protection is approved by the City of Wildomar Office of the Fire Marshal, copy the OFM signed AM&M request letter onto the plans. You will be required to resubmit the plans again for review and final approval with the letters incorporated into the plans.

Building Construction Features and Fire Protection Plans:

a. Building Construction Features designed in accordance with Chapter 7A of the California Building Code (CBC)/Residential Code Section 337 are required for all structures.
b. Additional compensating factors will also be required. These include but are not limited to: additional building construction features, solid block wall or block wall with

tempered glass measuring a minimum of 6 feet on both sides of the wall, increased structure setbacks, special planting designs, rockscapes and plant restrictions, and reduced planting and increased hardscape areas. If a maintenance/ fire access gate is being shown along a solid block wall or block wall with tempered glass, a gate detail shall be provided on the plan that demonstrates the same applied effect as the solid wall.

c. A Fire Protection Plan shall be submitted with or prior to the conceptual FMZ plan and does not take the place of the Fire Master Plan. Approved Fire Protection Plans are provided to the applicant and to the Building Department by the City of Wildomar Office of the Fire Marshal, for design and plan review approval of the construction features.

Offsite Landowner Recorded Easements (for Extreme Cases):

a. All fuel modification should be located within the property or tract of the protected structure(s).
b. Proper on-site Fuel Modification design should be set back from the tract or property boundary lines for a distance of 200 feet.
c. When the required distance is not within the property, as a last option, a legally recorded easements shall be signed by the adjoining property owner and integrated into fuel modification plans, giving rights to the beneficiary to maintain the recorded area in perpetuity. The easement shall show the distance designed on the plans.
d. The conceptual FMZ plans will not be approved until the legally recorded agreements are copied on the plans.

Additional Requirements

Additional fuel modification requirements may apply based on project-specific conditions and based upon recommendations from Wildomar Fire Department, project fire consultants, and other involved parties.

Structures in Fuel Modification Zones and Construction Requirements:

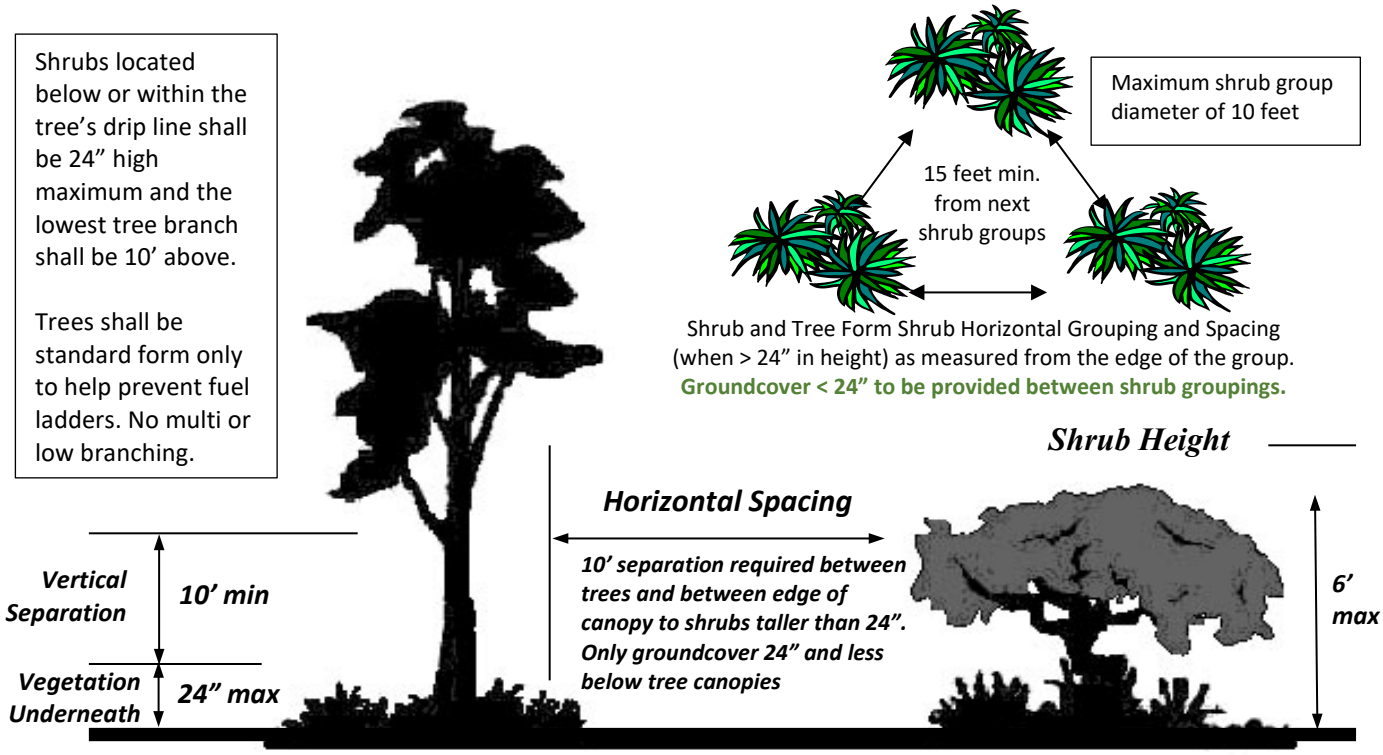
All structures in lots containing or adjacent to designated fuel modification zones shall incorporate special construction features per local and states codes. These construction features shall be shown and/r listed on the Fire Master Plan and are not required to be shown on the landscape fuel modification plans.

Contact the Wildomar Fire Department and Fire Marshal for more information on required construction techniques for structures and information on requirements for the Fire Master Plan.

APPENDIX 10.7

CITY OF WILDOMAR

HORIZONTAL SPACING & VERTICAL SEPARATION REQUIREMENTS FOR INSTALLATION & MAINTENANCE IN ALL FUEL MODIFICATION ZONES



Horizontal Spacing

Vegetation 24 inches or less in Height:

- No horizontal spacing or vertical separation is required in all zones. Ground cover in Zone 2 should cover the entire ground between groups of shrubs, trees, or grasses. Ground cover shall not exceed 24 inches in height.
- Shrubs over 24" in height are not allowed within 5 feet of a structure.
- Shrubs located below or within the tree's drip line shall be 24" high maximum.
- Groundcovers shall be provided between shrub grouping to ensure planters appear fully infilled at plant maturity.

Vegetation greater than 24 inches in Height:

Shrub Group Size & Spacing:

- Shrubs shall not exceed 6 feet in height. Single shrubs 2'–4' allowed within Zone 1 beyond Zone 0.
- Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
- Groups of shrubs shall be separated a minimum of 15 feet from the next shrub or grouping of shrubs.

Tree Spacing

- Trees shall be spaced by a distance of 10 feet from mature crown to mature crown minimum.
- Trees shall be a minimum of 10 feet from all structures measured from mature crown.
- No low-branching or multi-trunk trees allowed to reduce fuel ladders.

Vertical Separation

- Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be 10 feet above at maturity.
- Shrubs and groundcover below tree drip lines shall be 24” in height maximum.

APPENDIX 10.8

CITY OF WILDOMAR

FUEL MODIFICATION

UNDESIRABLE PLANT SPECIES LIST

Certain plants are considered undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties contributing to high flammability include large amounts of dead material retained within the plant, rough or peeling bark, and copious amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious for containing these volatile substances.

Plants with these characteristics shall not be planted in any fuel modification zone. Should these species already existing within these areas, they shall be removed because they pose a potential threat to structures.

These fire-prone plant species include but are not limited to:

TREES	
Botanical Name	**Common Name**
Abies spp.	Fir
Agonis juniperina	Juniper Myrtle
Casuarina cunninghamiana	River She-Oak
Chamaecyparis spp.	False Cypress
Cryptomeria japonica	Japanese Cryptomeria
Cupressocyparis leylandii	Leyland Cypress
Cupressus spp.	Cypress
Eucalyptus spp.	Eucalyptus
Juniperus spp.	Juniper
Lithocarpus densiflorus	Tan Oak
Melaleuca spp.	Melaleuca
Picea spp.	Spruce
Palm spp	Palm
Pinus spp.	Pine
Platycladus orientalis	Oriental arborvitae
Schinus spp.	Pepper
Pseudotsuga menziesii	Douglas Fir
Tamarix spp.	Tamarix
Taxodium spp.	Cypress
Taxus spp.	Yew
Thuja spp.	Arborvitae/Red Cedar

GROUNDCOVERS, SHRUBS & VINES	
Botanical Name	**Common Name**
Acacia spp.	Acacia
Adenostoma spp.	Chamise & Red Shanks
Agropyron repens	Quackgrass
Anthemis cotula	Mayweed
Arctostaphylos spp.	Manzanita
Arundo donax	Giant Reed
Artemisia spp.	Sagebrush
Atriplex spp.	Saltbush
Avena fatua	Wild Oat
Baccharis spp.	Coyote Bush
Bambusa spp.	Bamboo
Bougainvillea spp.	Bougainvillea
Brassica spp.	Mustard
Bromus rubens	Foxtail, Red brome
Castanopsis chrysophylla	Giant Chinquapin
Cardaria draba	Hoary Cress
Cirsium vulgare	Wild Artichoke
Conyza bonariensis	Horseweed
Coprosma pumila	Prostrate Coprosma
Cortaderia spp.	Pampas Grass
Cynara cardunculus	Artichoke Thistle
Cytisus scoparius	Scotch Broom
Eriogonum spp.	Buckwheat
Fremontodendron spp.	Flannel Bush
Heterotheca grandiflora	Telegraph Plant
Hordeum leporinum	Wild barley
Juniperus spp.	Juniper
Lactuca serriola	Prickly Lettuce
Larrea tridentata	Creosote bush
Lolium multiflorum	Ryegrass
Lonicera japonica	Japanese Honeysuckle

GROUNDCOVERS, SHRUBS & VINES - CONTINUED	
Botanical Name	**Common Name**
Mimulus aurantiacus	Sticky Monkeyflower
Miscanthus spp.	Eulalie Grass
Muhlenbergia spp.	Deer Grass
Nassella spp.	Feathergrass
Nicotiana spp.	Tobacco
Pennisetum spp.	Fountain Grass
Perovskia atroplicifolia	Russian Sage
Phoradendron spp.	Mistletoe
Pickeringia montana	Chaparral Pea
Rhus spp.	Sumac
Ricinus communis	Castor Bean
Rhus Lentii	Pink Flowering Sumac
Salvia spp.	Sage
Sacsola australis	Russian Thistle
Solanum Xantii	Purple Nightshade
Silybum marianum	Milk Thistle
Stipa spp.	Feathergrass
Thuja spp.	Arborvitae
Urtica urens	Burning Nettle

1. No plants considered invasive shall be utilized. Refer to the The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php for current targetted species. Other plants not considered invasive at this time may be determined to be invasive after further study.

2. No shrubs growing to the 6'-0" high or greater at maturity shall be allowed.

3. This list does not include all flammable species. Avoid all oily, woody, and otherwise exceptionally combustible plant and tree species.

LANDSCAPE OBJECTIVE DESIGN STANDARDS

City of
WILDOMAR
CALIFORNIA

February 2025

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Section 10.9.4.C	Commercial Landscape Standards
Section 10.9.4.D	Industrial Landscape Standards
Section 10.9.4.E	Manufacturing Landscape Standards
Section 10.9.4.F	Medical Landscape Standards
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10.9.1 APPLICABILITY

This checklist is intended to apply to the following:

- All new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review.
- Rehabilitated landscapes projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
- Modification to existing structures and uses, requiring a building or landscape permit, plan check or design review. Whenever an existing building is modified, or a use is expanded such that it creates an increase of more than 10% in the number of existing dwelling units for residential projects or more than 10% in the existing square footage of commercial or industrial projects, all new and rehabilitated landscape shall be subject.

10.9.2 PURPOSE & USER GUIDE

Objective design standards are standards that have no subjective judgement and are easily measurable, quantifiable, and verifiable by both reviewer and the applicant.

This checklist is intended as an overview of the minimum objective requirements for landscape development projects in the City of Wildomar. A copy of this list will be used to check your application for completeness after it is submitted, to ensure all projects reviewed by the City have met a minimum consistency in landscape design. Applications not containing the necessary information on this checklist will not be accepted for landscape review.

The checklist does not relieve applicants and designing Landscape Architects from complying with applicable codes and shall be used in conjunction with City of Wildomar Landscape Design Standards and the City's Plan Review checklists after the landscape submission is deemed complete and ready for consistency review. Additional information and plans may be required to evaluate your application following initial review by staff.

To use the checklist correctly, follow the steps below:

- Step 1: The general landscape standards apply to all projects regardless of zone. Complete the General Standard Checklist section first.
- Step 2: Next, identify the project type zone and/or maintaining entity. Use and complete only the checklist for the zone & entity type of your project.
- Step 3: Finally, submit the fully completed checklist with your entitlement application.

As you go through the checklist, check each "Complete" box under "Applicant" to indicate that the information has been provided, and sign below once the checklist is complete.
If you believe an item is not applicable to your application, check the "N/A" box under "Applicant" and provide justification why the standard does not apply.

As you go through the checklist, check each "Complete" box under "Applicant" to indicate that the information has been provided, and sign below once the checklist is complete. If you believe an item is not applicable to your application, check the "N/A" box under "Applicant" and provide justification why the standard does not apply.

If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the Planning Division at (951) 677-7751. A copy of the checklist with applicant section fully completed shall be provided with your application to the City. Once deemed complete by the Planning Department and the City's Landscape Architect, the entitlement review will begin and the applicant may received additional correction comments and redlined.

Please note requirements related to open space and recreation, fencing, building coverage, and similar requirements shall be per the applicable Wildomar Municipal Code and City Design Standards and are checked by Planning as part of their review.

GENERAL LANDSCAPE STANDARDS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. All landscape areas are clearly identified by label, hatch or symbol.	☐	☐	☐	☐
2. All landscape areas shall include a combination of trees, shrubs, and groundcover.	☐	☐	☐	☐
3. A legend is provided that includes Botanical & Common name for all proposed plants and water usage as identified by WUCOLS for Region 4.	☐	☐	☐	☐
4. Water quality features are shown, labeled, and planted – if any.	☐	☐	☐	☐
5. Special Landscape Areas (SLAs) are labeled on plan and total area is shown in the preliminary water calculation — if any.	☐	☐	☐	☐
6. Existing trees to remain and to remove are identified in the planting legend.	☐	☐	☐	☐
7. Sloped areas are labeled and identified.	☐	☐	☐	☐
8. A preliminary water budget is provided.	☐	☐	☐	☐
9. For projects in the Very High Fire Hazard Severity Zone, a preliminary fuel modification plan has been provided.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
10. Hardscape areas have been shown and labeled.	☐	☐	☐	☐
11. Buildings and structures are shown and labeled.	☐	☐	☐	☐
12. Utilities, fire hydrants, light standards, vehicle chargers, and signs are shown and labeled.	☐	☐	☐	☐
13. At fire utilities including hydrants and double-detector checks, a minimum of three feet clear shall be indicated on plans. Screening for fire hydrants and detector checks are shown on plan.	☐	☐	☐	☐
14. A summary of project data that includes square footage of project, new landscape area, rehabilitated landscape area, and turf area is included.	☐	☐	☐	☐
15. All required setbacks shall be shown, labeled, and dimensioned on the landscape plans.	☐	☐	☐	☐
16. All easements shall be shown, labeled, and dimensioned on the landscape plans.	☐	☐	☐	☐
17. Hardscape shall not be used to meet minimum required landscape area.	☐	☐	☐	☐
18. Transformers are shown and shall show the required clearance area as identified per SCE's Landscaping around Residential and Commercial Pad-Mounted Transformers documents. Screening for transformers is shown and placed outside of the clear area.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
19. Sidewalks and pedestrian walkways shall be a minimum of 5 feet in width.	☐	☐	☐	☐
20. A minimum of 5-foot-wide landscaping shall be incorporated around the base of all buildings (except for areas of required ingress and egress such as for walkways and driveways) to soften the edge between parking, drive aisles, and sidewalks.	☐	☐	☐	☐
21. Turf areas are identified on plan and are only utilized in functional/play areas.	☐	☐	☐	☐
22. Artificial turf is identified on plan and not shown in any areas of landscape visible from public streets.	☐	☐	☐	☐
23. Turf shall not be more than 30% of the total landscape area unless the project includes playing fields. A calculation has been provided on plans demonstrating compliance.	☐	☐	☐	☐
24. Turf shall not be used in any planter areas less than 10 feet wide.	☐	☐	☐	☐
25. All planter areas shall be a minimum of 5 feet interior width. Areas of exception include trash enclosure screening planters and planters between garages for tuck-under parking for residential developments. Any planters less than the required 5 feet shall be identified and dimensioned on plan.	☐	☐	☐	☐
26. All setback areas required by code, areas between the curb and setback, public frontage areas, or portions of the site with any street frontage, shall be landscaped except where an area of a required setback is improved with a required paved surface such as a sidewalk or driveway. Areas without landscape are labeled on plan as to their intended use.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
27. All manufactured slopes shall be indicated on plans and provided with landscaping and irrigation.	☐	☐	☐	☐
28. Limited sight corner areas are identified on plan and provided for all entries into the site. No obstructions are shown located within the limited sight area over 30" high.	☐	☐	☐	☐
29. All publicly visible walls shall be screened and softened with landscape. A minimum 5-foot-wide planter shall be provided at the base of the wall to provide the required screening and screening shown on	☐	☐	☐	☐
30. All landscape lighting fixtures shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Light fixtures on the preliminary lighting plans are shown in compliance or a note has been added to the plan stating it shall follow the above requirement.	☐	☐	☐	☐
31. Decorative, non-living landscape materials are shown on plan and identified.	☐	☐	☐	☐
32. Decorative, non-living landscaping materials, including but not limited to sand, stone, gravel, wood, or water, may be used to satisfy a maximum of 20 percent of the required landscaping area. This may be increased in areas designated as within the Very High Fire Hazard Severity Zone that are subject to Fuel Modification	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
33. All temporary slopes shall be indicated on plan and provided with landscaping and temporary	☐	☐	☐	☐
34. All temporary pad areas shall be indicated on plan and provided with landscaping and temporary irrigation.	☐	☐	☐	☐
35. Zoning for all adjacent lots is shown on plan. Zoning for proposed project is identified on plans.	☐	☐	☐	☐
36. Parking, loading, trash, outside storage, and service areas shall be screened from view with a combination of structures, walls, fences, and landscaping. These areas are clearly labeled on plan and provided with a minimum 3 to 5-foot-wide landscape planter with screening shrubs and/or vines. Trash enclosures shall be screened on 3 sides. All others shall be screened on sides visible from public view.	☐	☐	☐	☐
37. Palm trees shall only be used at main focal points and in community pool areas.	☐	☐	☐	☐
38. Root barriers are to be provided for all trees within 6 feet of hardscape and the public right-of-way. Root barriers shall be 24" deep and 16 feet in length minimum. A root barrier note shall be provided on the plan.	☐	☐	☐	☐
39. A minimum 3-inch layer of wood bark mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated. For low growing groundcovers, a 1 ½ inch layer shall be applied. A mulch note shall be provided on the plan. For Fuel Modification projects, non-combustible mulch is provided adjacent to all structures.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

B. Planting Quantities & Qualities & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. All trees shall be a minimum of 15 gallon size.	☐	☐	☐	☐
2. Street trees shall be a minimum of 24" box size.	☐	☐	☐	☐
3. Shrubs shall be a minimum of at least 5 gallon size. Plants growing 30" or taller shall follow this requirement.	☐	☐	☐	☐
4. Tree palette shall be balanced between evergreen and deciduous trees. Tree quantities shall be included on the plan set and a calculation showing balanced distribution of evergreen and deciduous species shall be included on the plans.	☐	☐	☐	☐
5. Street trees shall be provided at 1 per 30 linear feet of frontage area, excluding driveways, average. Where fuel modification is required, street tree spacing may extend to 1 per 40 linear feet and shall provide 10 feet clear between canopies at maturity. A calculation of perimeter linear footage required and provided trees shall be included on the plans.	☐	☐	☐	☐
6. Trees located along building facades at a rate of 1 per 30 linear feet minimum. Trees used to satisfy this requirement shall be within 20 feet of the building being screened. A calculation shall be provided at each building noting perimeter linear footage and required and provided trees. Tree count may be deficient in areas subject to fuel modification.	☐	☐	☐	☐
7. Trees located onsite at a minimum of rate of 60 trees per gross acre. This may be modified in fuel modification areas. A calculation of required and provided trees per area shall be provided on the plans, as well as the site area in both square feet and acres. Tree count may be deficient in areas subject to fuel modification.	☐	☐	☐	☐
8. Tree located in pedestrian areas such as plazas, patios and similar are provided with accessible tree grates and identified on plans.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

C. Water Efficiency & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A note shall be included on the plans stating that no overhead irrigation is allowed within 24" of a non-permeable surface.	☐	☐	☐	☐
2. All planting shall be grouped and hydro-zoned with similar water demands to facilitate efficient irrigation and prevent water waste. Plant palettes are organized based on water use and unique symbols or hatch symbols identify hydro-zoned areas.	☐	☐	☐	☐
3. All publicly visible walls shall be screened and softened with landscape. A minimum 5-foot-wide planter shall be provided at the base of the wall to provide the required screening and screening shown on plans.	☐	☐	☐	☐
4. The estimated applied water use allowed for the landscaped area may not exceed the maximum applied water allowance calculated. A calculation shall be provided demonstrating compliance and uses the City's Appendix 1.01 Water Efficient Landscape Worksheet.	☐	☐	☐	☐
5. Low water plant material shall be utilized for a minimum of 50% of the required landscape area, based on the square footages included in the preliminary water calculation.	☐	☐	☐	☐
6. Native plant material shall be utilized for a minimum of 25% of the required landscape area. Native plants shall be identified in the planting legend or a note shall be provided stating the final mix of plants shall satisfy this requirement.	☐	☐	☐	☐
7. All landscaping shall be irrigated and provided with an automatic smart weather-based irrigation system that includes a rain sensor, automatic rain-shut-off and may include soil, wind, or other sensors that improve irrigation efficiency. A note is included on the plan describing the irrigation control and proposed water-efficient irrigation method.	☐	☐	☐	☐
8. High water use plants with a plant factor of 0.7 to 1.0 can only be used in the common open space or areas identified as a Special Landscape Area such as recycled water use areas. High water use areas shall be identified clearly on plan and in the planting legend.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

D. Parking Lot Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. All landscaping shall be separated from parking area by means of a 6" concrete curb. Curb cuts for LID purposes are acceptable exception.	☐	☐	☐	☐
2. Trees shall be provided at a rate of 1 tree per every 3 uncovered parking stalls. A calculation shall be included on plans demonstrating minimum tree quantity has been provided. Parking lot trees to count towards this requirement shall be within 5 feet of the parking lot area.	☐	☐	☐	☐
3. Trees for parking lot shade shall grow a minimum of 30 feet at maturity and mature canopy width shall be indicated in the planting legend.	☐	☐	☐	☐
4. Double-loaded rows of parking shall include tree wells at a rate of 1 per every 4 stalls.	☐	☐	☐	☐
5. Landscape fingers are provided within parking rows every 10 consecutive spaces.	☐	☐	☐	☐
6. Parking lot screening shrubs shall be a minimum of 15-gallon size and shall be spaced on-center 36"- 48".	☐	☐	☐	☐
7. Trees shall provide a minimum of 30%-50% shading over parking stalls at maturity, based on the number of uncovered parking spaces per code 17.188.070. Where solar carports are provided to satisfy state energy requirements, 30%-50% of the uncovered parking stall area shall be covered by trees at maturity. A shading plan shall be included within the plan set as required per code 17.188.070.	☐	☐	☐	☐
8. At the end of all parking stall rows, landscaped planters shall be provided. End-aisle planters shall not less than 5 feet in width in all interior dimensions and shall include step-outs where abutted by parking stalls. End aisle planters shall be the length of the adjacent parking stall.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

D. Parking Lot Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
9. Bumper over-hang areas shall be shown and labeled on plans.	☐	☐	☐	☐
10. Adjacent to Side or Rear property lines: Parking areas shall provide a perimeter landscaped strip at least five (5) feet wide interior width, exclusive of any bumper overhang areas.	☐	☐	☐	☐
11. Adjacent to Buildings: Parking spaces shall be separated from buildings by a pedestrian sidewalk (minimum 5 feet) and/or a landscape strip (minimum 5 feet).	☐	☐	☐	☐
12. Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least 5 feet wide between the street right-of-way and parking area, exclusive of any bumper overhang areas.	☐	☐	☐	☐
13. Step-outs shall be provided wherever parking stalls are adjacent to landscape planters. Step-outs shall be provided as either 12" x 12" integral pour or as a 4-6" x 12" doweled step-out. This step-out area shall not reduce the minimum inside dimension of the 5-foot-wide landscape planter. A minimum of one step-out per sheet shall be labeled and dimensioned on the landscape concept plan(s).	☐	☐	☐	☐
14. A minimum of ten percent of the total off-street parking area shall be landscaped with trees, shrubs, and appropriate ground cover. The parking area shall be computed by adding the areas used for access drive aisles, stalls, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation. The parking lot landscape area that counts towards this requirement shall be clearly delineated on the plan or a separate diagram may be provided to demonstrate compliance. A calculation demonstrating compliance shall be provided that includes total parking lot area, required parking lot landscape area, and provided parking lot landscape area.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

D. Parking Lot Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
15. No trees shall be allowed within the bumper overhang area.	☐	☐	☐	☐
16. Bumper overhang total square footage identified in project data section.	☐	☐	☐	☐
17. Parking lot screening shrubs shall be evergreen to provide year-round screening. Note provided in legend identifying screening shrubs as evergreen.	☐	☐	☐	☐
18. All open parking areas shall be screened from view of adjacent properties and streets using walls, berms, and/ or evergreen landscaping and shall be 36" - 48" high. On projects requiring fuel modification, screening shall be provided by a low decorative wall in combination with plant material appropriate for the applicable fuel modification zone. Screening elements are graphically shown on plan and labeled.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

E. Right-of-Way & Median Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. Right-of-way shall clearly be identified on plans.	☐	☐	☐	☐
2. Street trees are centered within their assigned planter and a minimum of 30" front edge of sidewalk and back-of-curb to trunk.	☐	☐	☐	☐
3. No loose rocks or boulders proposed in right-of-way.	☐	☐	☐	☐
4. Plans shall include a note stating that landscaping will conform with the current version of City of Wildomar's Standards and Specifications for Public Improvements (Road Standards).	☐	☐	☐	☐
5. A separate palette in the legend is provided for parkways and right-of-way landscaping with mature plant widths less than the width of the parkway/planter.	☐	☐	☐	☐
6. Landscape medians are treated with approved materials which may consist of landscaping and stamped concrete or river rock between landscaped areas.	☐	☐	☐	☐
7. All right-of-way landscaping including parkways shall be maintained by the adjacent property owner, with the exception of right-of-way landscape located within a city-maintained City Facilities District or Landscape Light Maintenance District. A note is included on the plans identifying the maintenance entity or entities. Projects with more than one maintenance entity shall identify areas of maintenance on plan or by separate maintenance diagram included with the submission.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

E. Right-of-Way & Median Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
8. Power poles identitified and no combustible landscaping within 10 feet.	☐	☐	☐	☐
9. Where overhead lines occur, no trees taller than 15 feet are proposed and mature height is noted in the planting legend.	☐	☐	☐	☐
10. Medians less than five feet have enhanced paving only.	☐	☐	☐	☐
11. All right-of-way landscaping shall be irrigated with low volume drip and bubbler irrigation. An irrigation design statement is included on the plans that includes this requirement.	☐	☐	☐	☐
12. A minimum of two tree species are proposed – the street theme tree and a flowering accent tree flanking entry corners. No palms within right-of-way planters and medians.	☐	☐	☐	☐
13. Medians greater than five feet shall have an 18" wide maintenance walk adjacent to the 6" curb at planting areas. A dimension is shown on plan demonstrating compliance.	☐	☐	☐	☐
14. Where medians occur next to turn pockets, planting proposed shall be a maximum of 24" inches high. A note shall be added to plans where this occurs.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

SINGLE FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

A. Single Family Residential Landscaping & Single Family Tract Housing	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. The front yard setback and all graded slopes over 3 feet high shall be landscaped and irrigated. Except for areas of required ingress and egress such as driveways and pedestrian paths.	☐	☐	☐	☐
2. A note has been added to the plans indicating the front yard and right-of-way landscaping including the street trees shall be maintained by the property owner or property owner's Homeowner's Association.	☐	☐	☐	☐
3. Model home complexes shall use low water planting for 75% to 100% of the landscape area and this reflected within the Preliminary Water Calculations.	☐	☐	☐	☐
4. Each lot shall have a minimum of 3 front yard trees consistent of 1 – 15 gallon front yard tree, 1 – 24" box front yard tree, and 1 – 24" box street tree. Additional street trees shall be provided for corner and wide lots at a rate of 1 per 30 lineal feet.	☐	☐	☐	☐
5. Tract conceptual submittals (FSPOD) shall include the following concepts: Typical front yards, Model home complex, Slopes, Parks, HOA / Common Area, CFD / LLMD – if applicable, Wall & Fence	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

A. Single Family Residential Landscaping & Single Family Tract Housing	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
6. Where reverse frontages occur, a meandering sidewalk has been provided.	☐	☐	☐	☐
7. Tract projects with 50 lots and greater shall provide an entry statement. A tract entrance designation shall consist of a neighborhood identification sign on a decorative wall or monument, with at least a twelve-foot depth of landscaping (measured from the right-of-way line) surrounding the wall or monument (Exhibit "B"). No element of the tract entrance designation shall be placed within the public right-of-way. Plans shall identify tract entrance signage location and locate them outside of any limited sight area at the corner.	☐	☐	☐	☐

Note: Street sections, trails, bikeways, parkway widths, corner cutbacks, and median location requirements are reviewed by the Planning Department and Engineering Department. This checklist does not waive other more stringent requirements identified by other reviewing departments and does not waive any applicable requirements per the Wildomar Municipal Code and the City's Single-Family Residential Design Guidelines.

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

B. Multi-Family Residential Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. Where projects are adjacent to public streets, the first 10 feet of this setback must be landscaped.	☐	☐	☐	☐
2. The minimum required recreational-leisure areas (RLA) shall be identified clearly shown, labeled, and dimensioned on plan.	☐	☐	☐	☐
3. RLAs shall be identified as passive or active and shall show and label proposed facilities, landscape areas, and hardscape areas.	☐	☐	☐	☐
4. A maximum of 25 of the required RLA area shall be hardscape. A calculation shall be provided on the landscape plans demonstrating compliance and shall include the total RLA area, total landscape area and percentage and total hardscape area and percentage.	☐	☐	☐	☐
5. Enhanced, textured paving or striping shall be included where pedestrian crossing occurs in parking, driveway, and drive-thru areas.	☐	☐	☐	☐
6. Enhanced, textured paving shall be provided at primary project entrances.	☐	☐	☐	☐
7. For buildings over 3 stories, all fire ladder pads and access points shall be indicated on plans. No tree canopy shown over required ladder pad area.	☐	☐	☐	☐

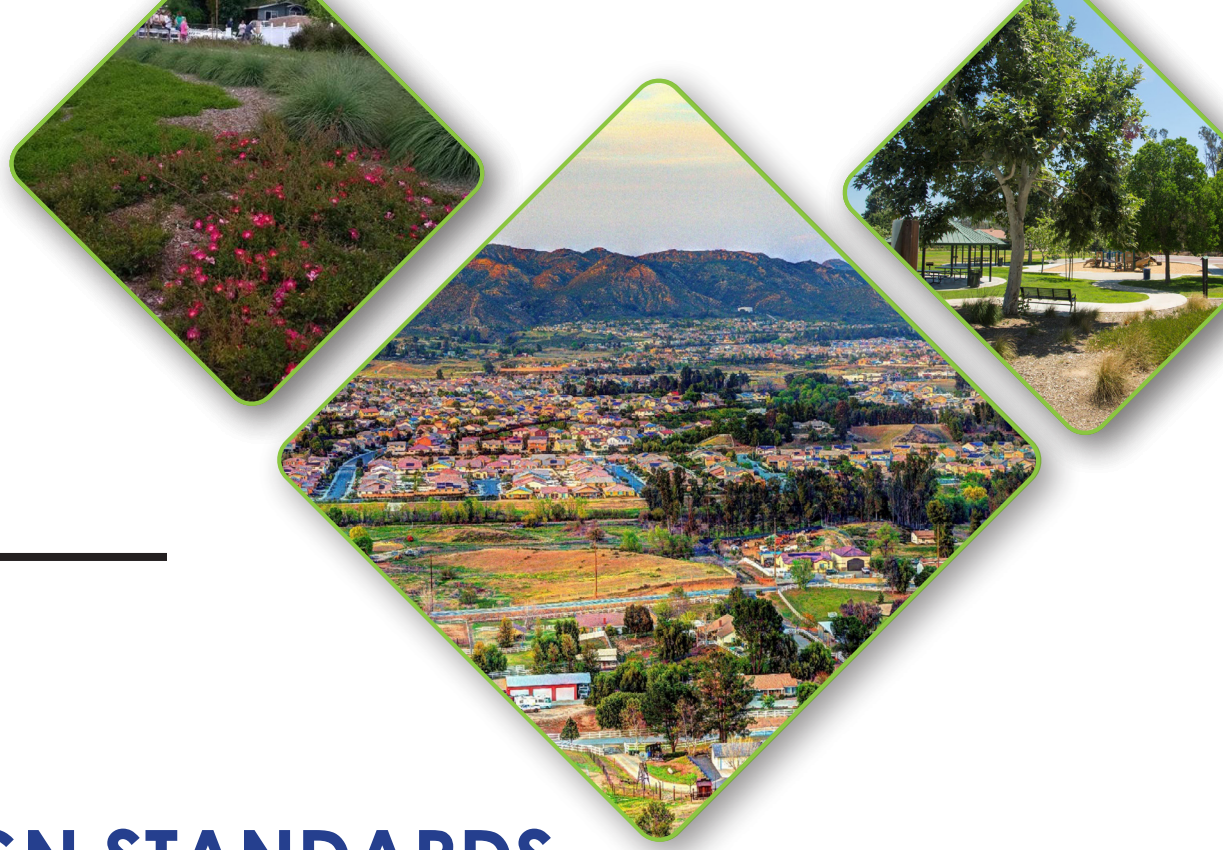
Note: Open space requirements and calculations are reviewed for sufficiency by the Planning Department.
This checklist does not waive other more stringent requirements identified by other reviewing departments and does not waive any applicable requirements per the Wildomar Municipal Code and the City's Multi-Family Design Guidelines.

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

B. Multi-Family Residential Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
8. Site elements are labeled including benches, pots, trash and recycling receptacles, drinking fountains, water features, and lighting.	☐	☐	☐	☐
9. A minimum of 35% of the onsite trees shall be 24" box or greater. All others shall be at least 15 gallon size.	☐	☐	☐	☐
10. A minimum of (2) 36" box or 48" box upsized specimen trees are provided flanking each entry drive into the site, located outside of the limited sight areas at the corners.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS



COMMERCIAL OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

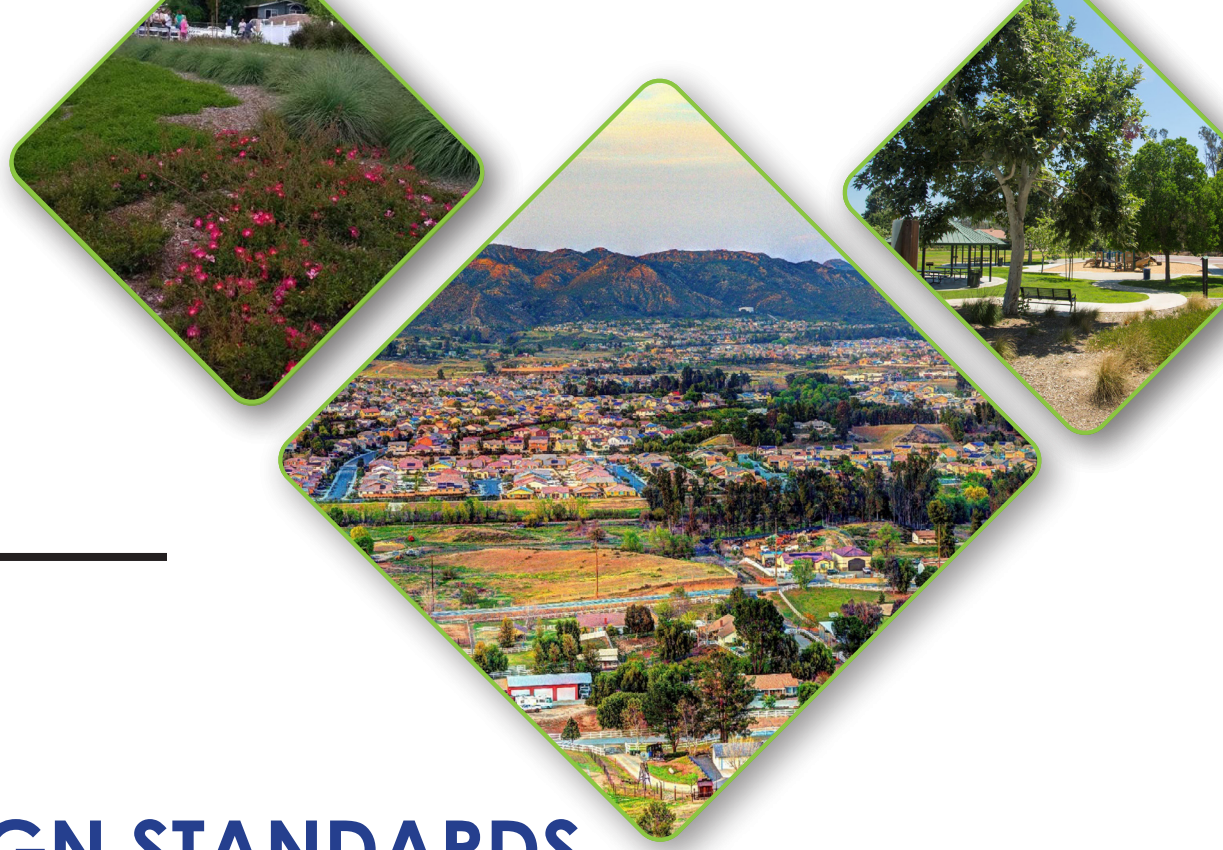
C. Commercial Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A minimum of 15% of the site proposed for development shall be landscaped and irrigated.	☐	☐	☐	☐
2. Hardscape for required open space areas shall be permeable.	☐	☐	☐	☐
3. A safe pedestrian path has been provided from parking areas to the entry of buildings and is identified by enhanced, decorative paving and/or striping.	☐	☐	☐	☐
4. Bicycle parking is located adjacent to the safe pedestrian route(s).	☐	☐	☐	☐
5. A safe pedestrian path has been provided from the right-of-way and adjacent bus stop and is identified by enhanced, decorative paving and/or striping.	☐	☐	☐	☐
6. A minimum of (2) 36" box or 48" box upsized specimen trees are provided flanking each entry drive into the site, located outside of the limited sight areas at the corners.	☐	☐	☐	☐
7. Enhanced paving is identified at site entries to accent the entry drives.	☐	☐	☐	☐
8. Plans shall identify any proposed stormwater BMPs and LID features and provide a brief sustainability statement describing these items.	☐	☐	☐	☐
9. All areas not utilized by structures, storage, paved walks, plazas, driveways or parking shall be landscaped.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

C. Commercial Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
10. All pads for future development shall be labeled and provided with temporary landscaping and	☐	☐	☐	☐
11. Projects shall incorporate trellises or pergolas to support vines and climbing plants – except for projects subject to fuel modification.	☐	☐	☐	☐
12. A minimum of 5% on the onsite area shall be provided as recreational and/or leisure open space areas that are publicly accessible by pedestrian path. A calculation of required and provided area shall be provided on the plans and areas shall be appropriated dimensioned and annotated with square footage sub-total per area.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

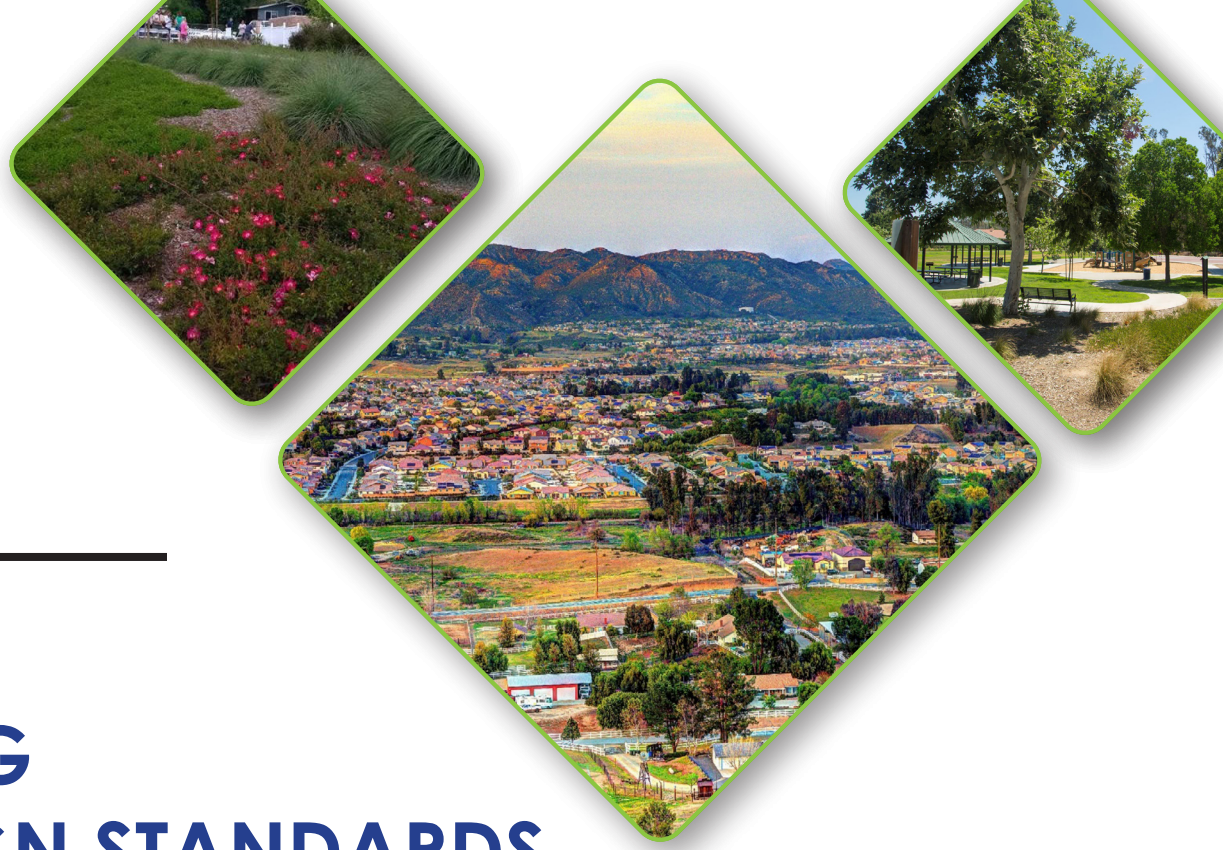


INDUSTRIAL OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

D. Industrial Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A minimum of 15% of the site proposed for development shall be landscaped and irrigated.	☐	☐	☐	☐
2. Proposed non-screened exhibit of products shall be identified on plan and shall be set back at least 10 feet from the property line.	☐	☐	☐	☐
3. A minimum 10-foot strip adjacent to the street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.	☐	☐	☐	☐
4. A minimum of 20 feet of the rear and side setback shall be landscaped adjacent to resident and commercial zoned properties, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

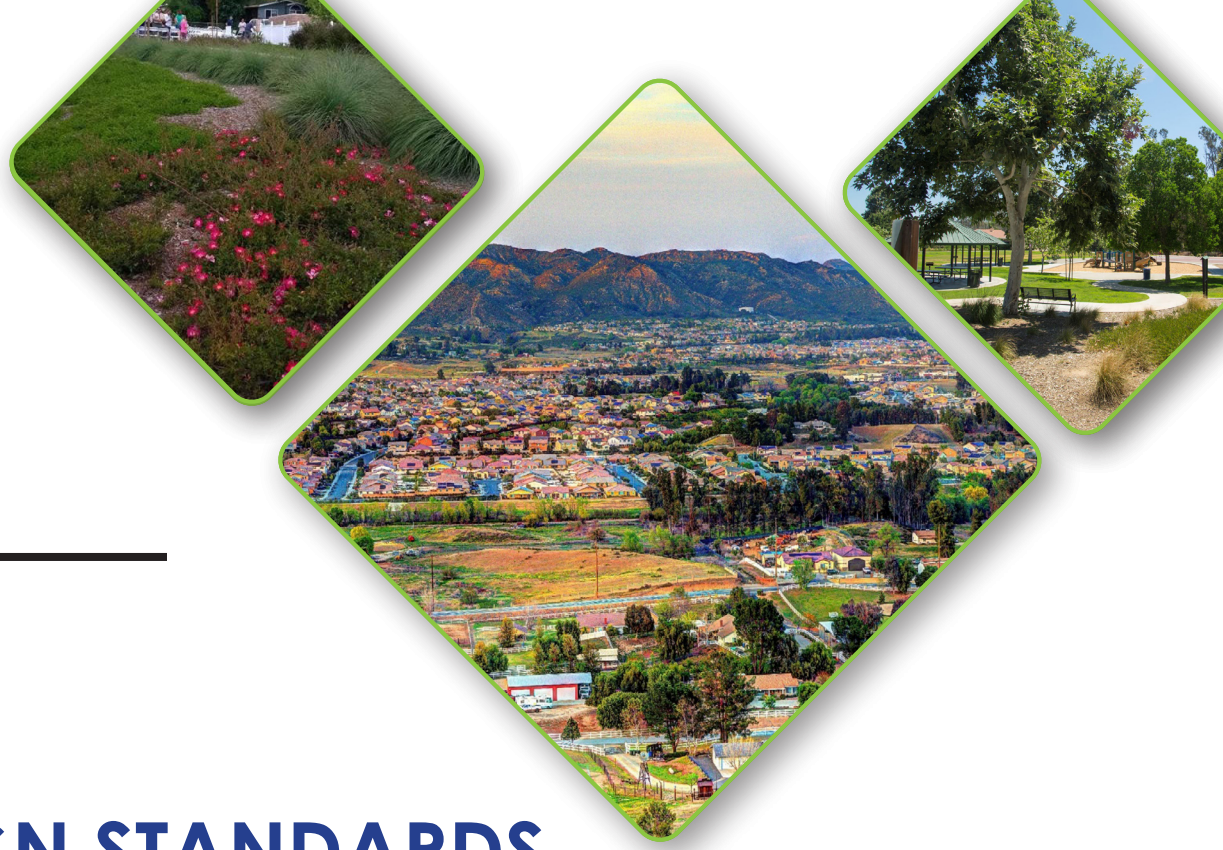


MANUFACTURING OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

E. Manufacturing Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A minimum of 10% of the site proposed for development shall be landscaped and irrigated.	☐	☐	☐	☐
2. A minimum 10-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way.	☐	☐	☐	☐
3. A minimum 20-foot strip adjacent to lots residentially zoned lots or W-2-M or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall the landscaping be less than 10 feet wide excluding curbing.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

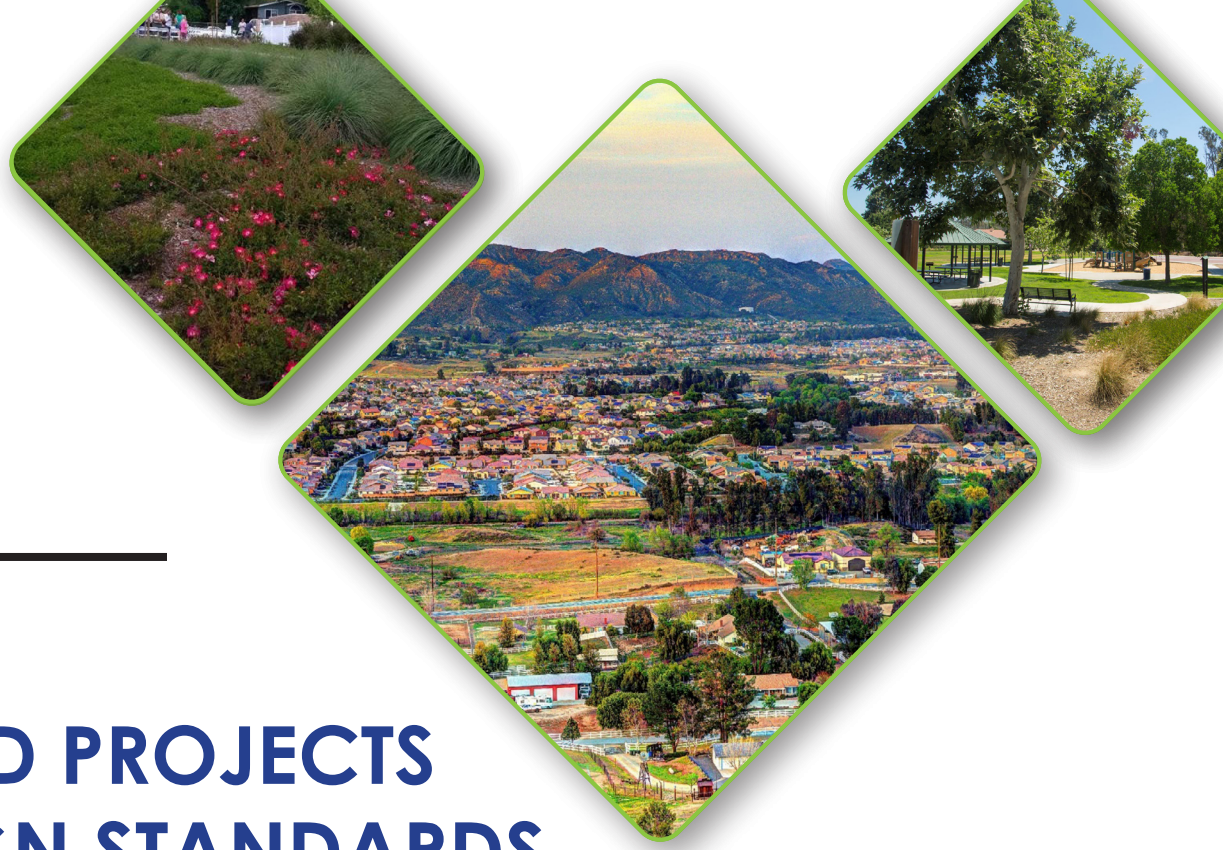


MEDICAL
OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

F. Medical Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A minimum of 15% of the site proposed for development shall be landscaped and irrigated.	☐	☐	☐	☐
2. Inland Valley Drive Street Setback. A minimum 10-foot landscape strip adjacent to the street property line shall be landscaped and maintained.	☐	☐	☐	☐
3. West Property Line Setback (Along I-15 Freeway). A minimum 10-foot landscape strip adjacent to the property line shall be landscaped and maintained.	☐	☐	☐	☐
4. North Property Line Setback. A minimum 10-foot landscape strip adjacent to the property line shall be landscaped and maintained.	☐	☐	☐	☐
5. East Property Line Setback (South of Prielipp Road). A minimum five-foot landscape strip adjacent to the south property line shall be appropriately landscaped.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS



CITY-MAINTAINED PROJECTS OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

G. City-Maintained Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. Street trees shall be provided at 30 feet on center. A calculation shall be provided on plans that includes the length of the frontage along the public street, the required tree quantity, and the provided tree quantity.	☐	☐	☐	☐
2. Street trees at corners shall be a flowering variety and shall be 36" box minimum. The corner tree will be the closest to any given corner, located outside of the limited sight area. A note shall appear in the legend indicating the tree as flowering. All other trees shall be a minimum of 24" box.	☐	☐	☐	☐
3. Street tree species shall be selected from the City's approved street trees, located within Section 10 Appendix of the City's Landscape Standards within the Climate Appropriate Plant List.	☐	☐	☐	☐
4. Shrubs shall be of 5 gallon size minimum. Appropriate on-center spacing for all plants shall be reviewed during the consistency review.	☐	☐	☐	☐
5. Groundcover shall be a minimum of 1 gallon. Flatted groundcover allowable on slopes at 12" on center spacing. Appropriate on-center spacing for all plants shall be reviewed during the consistency review.	☐	☐	☐	☐
6. Vines shall be 5 gallon size minimum.	☐	☐	☐	☐
7. Planters for street trees shall be a minimum of 5 feet interior width and shall be dimensioned on plan. Where street sections provide less than 5 feet width within the right-of-way for planting, the difference shall be provided onsite to ensure the 5 feet minimum plantable space is provided for required street trees. Planter widths are dimensioned on plans demonstrating compliance.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

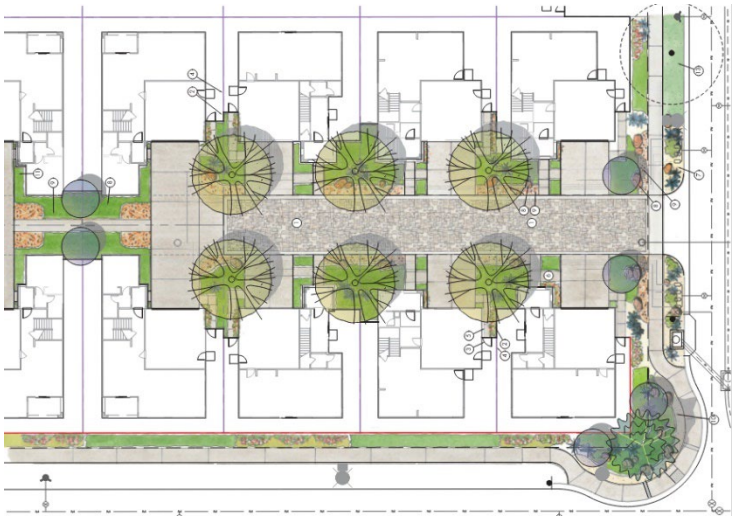
10.9.4 SPECIFIC LANDSCAPE STANDARDS

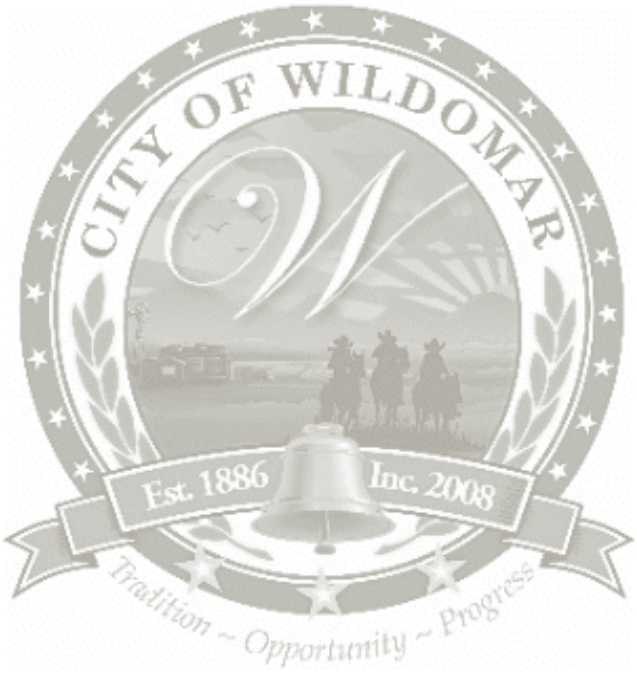
G. City Maintained Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
8. A maintenance exhibit or diagram is provided detailing the location of all proposed City-maintained areas. For tract projects, the maintenance exhibit details all applicable maintenance entities including at a minimum but not limited to: LLMD, CFD, HOA, and Private.	☐	☐	☐	☐
9. The maintenance exhibit includes quantities and square footages of the following: landscape areas, trails, basins, concrete channels, slopes, easement areas and notes the proposed maintenance entity for each.	☐	☐	☐	☐
10. A note is indicated on the plans stating: "All landscaping improvements shall be maintained by the property owner and the property owner's landscape contractor until final acceptance of the work by the City."	☐	☐	☐	☐
11. A note is indicated on the plans stating "Final landscape construction document plans will comply with County of Riverside standard plans/details."	☐	☐	☐	☐
12. An irrigation design statement stall be provided on the concept noting that that project will utilize an automatic irrigation controller manufactured by Calsense and that all city-maintained areas shall include separate water and electrical meters and services.	☐	☐	☐	☐
13. All streetscape plantings shall be low water with the exception of vines and accent planting at street corners and focal moments such as signage and public art.	☐	☐	☐	☐
14. A note is indicated on the plans stating "All landscape construction materials & methods for public works and city-maintained projects shall conform with the Standard Specifications for Public Works Construction (Greenbook), latest adopted editions including modifications and supplements".	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

CITY OF WILDOMAR

LANDSCAPE DESIGN STANDARDS




CITY OF WILDOMAR
Est. 1886
Inc. 2008
Tradition ~ Opportunity ~ Progress

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1. PURPOSE

The goal of this document is to provide standards for the design and installation of landscaping and irrigation systems for the various development projects in the City of Wildomar. The intent is to guide applicants, qualified landscape professionals, and residents in creating water efficient landscapes that visually enhance the City through quality design, installation, and maintenance.

They will also provide guidance in implementing the City's landscape related Municipal Code Chapters and the State's Model Water Efficient Landscape Ordinance (MWELO) which outlines the minimum requirements for landscape construction documentation packages and the maximum water allowance for residential and non-residential landscape projects. If any conflict arises between these standards and the most current mandates of the State's Model Water Efficient Landscape Ordinance, the stricter of the two shall apply.

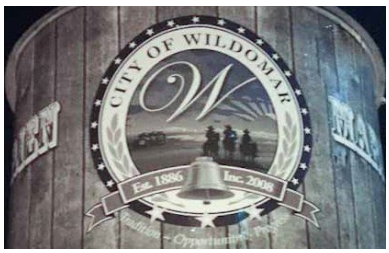
The Landscape Design Standards shall supersede all requirements of Chapter 17.276 Water-Efficient Landscapes and City Of Wildomar Water Efficient / Conservation Landscape Standards Manual. In accordance with Ordinance No. 212, as applicable, all persons and/or entities subject to the State Model Water Efficient Landscape Ordinance (23 CCR, Division 2, Chapter 2.7) shall comply with Sections 492.6(a)(3)(B), (C), (D), and (G), of the State Model Water Efficient Landscape Ordinance, as amended September 15, 2015, as it may be amended in the future.

2. GOALS

- To promote environmental conservation, recognizing that beautiful and water efficient landscape designs are integral to the City's character and community's quality of life.
- To incorporate the main principles of water conservation in landscape design with the:
    - use of water conserving plants
    - reduction of turf area
    - grouping of plants according to watering needs
    - application of irrigation methods to meet plant needs
- To provide guidance and standards to create beneficial landscape designs, that can also be utilized as criteria to evaluate design proposals.
- To ensure well designed harmonious landscapes that strengthen and unify residential and commercial developments.

3. QUALITY LANDSCAPE DEVELOPMENT

Local arid conditions and unique characteristics of Wildomar create landscape design challenges and possibilities within our community. The City is located along Interstate 15 freeway in Riverside County and is nestled in a valley bordered by the Santa Rosa Plateau to the west and rolling hills to the east. Wildomar has a diverse mix of developments and land uses that blend the older rural design character with the newer more modern commercial and residential communities. This region requires carefully designed landscapes that are both water efficient and that respond to this blended environment to create connections, enhance function, beautify, and strengthen the City's strong sense of community.



4. APPLICABILITY

These landscape design standards shall apply to the following:

- All new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review.
- Rehabilitated landscapes projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
- Modification to existing structures and uses. Whenever an existing building is modified, or a use is expanded such that it creates an increase of more than 10% in the number of existing dwelling units for residential projects or more than 10% in the existing square footage of commercial or industrial projects, landscaping shall be provided as required under these standards to the greatest extent feasible.
- For existing landscaping and irrigation, the requirements for removal and replacement of required landscaping and maintenance within this document shall apply to all landscaping and irrigation within the City. When a homeowner replaces landscape and irrigation on projects with less than 2,500 square feet of landscape area, these design standards are encouraged to be used but are not mandatory.
- In the event of a declared water shortage or mandatory water conservation measures imposed by the State of California or other government agency having such authority, a development project shall comply with all water allocations programs adopted by the state or agency.

5. PLAN SUBMITTAL AND APPROVAL PROCESS

This section is intended to outline the phases and general requirements from plan preparation to final landscape inspection.

- A licensed landscape architect shall prepare all landscape submittals in fulfillment of this document's requirements. The landscape architect must consult with City staff and the City's landscape architect at the earliest possible stage of site development for a coordinated and well-prepared landscape plan submittal.
- For projects greater than one (1) acre in land area, a landscape architect with a current California license shall certify to the preparation of all landscape plans. A certified irrigation designer may prepare the irrigation plans.
- Most landscape design proposals will require at least two rounds of review to complete the review process. The Planning Department will provide plan review or plan check fee information prior to the submittal of each phase in the process.
- Upon submission to the City, the landscape concepts will be checked for the minimum required per Landscape Objective Design Standards, provided in Section 10. Appendix. The applicant will submit as part of their application package the applicant-completed Landscape Objective Design Standard checklist verifying all the of the minimum requirements have been provided. The City reviewer will then complete the City's section of the checklist, confirming all items are provided and will deem the submission as "Complete" or "Incomplete" and notify the applicant of any deficient items. Applications without the checklist and those deemed incomplete will not be reviewed further until verified "Complete" by the City's reviewer.
- Once the landscape concept is verified as "Complete", the concept(s) will then be reviewed for consistency with the Landscape Standards described in this document, Wildomar Municipal Code, and industry best practices. Applicant may receive corrections in both written and redlined plan format as part of the discretionary, entitlement process.
- Review comment checklists for the Preliminary Landscape Plan and Landscape Documentation Package are provided in Section 10. Appendix. The checklists will be used by the City to review landscape plans for fundamental items, industry-standard best practices, required sheet elements, requirements per the State's Model Water Landscape Ordinance, and similar. The designing landscape architect is strongly encouraged to use the checklists as a self-review tool when preparing landscape plans for city submittal.

5.1 Phase 1 - Discretionary Development

A Preliminary Landscape Plan is required as part of a development project application (i.e., Plot Plan, CUP, etc.) and with applications subject to design review or land use entitlement. After the preliminary plans are deemed "Complete" and ready for review, the City will review the plan for compliance with these standards, landscape related ordinances, and with special landscape requirements of any applicable master plan, specific plan or overlay area, as well as cohesiveness and compatibility with adjacent existing development.

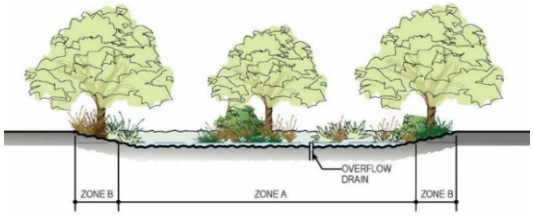
The Preliminary Landscape Plan shall convey a fully developed landscape program. Irrigation plans are not required at this phase; however, a preliminary water budget calculation shall be included to show that

the proposed landscape program is compliant and preliminary hydrozoning for water efficiency should be evident.

The City's design review process represents the basis for approval or denial of a landscape design proposal, and no grading, building, or use permit can be issued until a project has received approval from the required approval authority.

The Preliminary Landscape Plan shall be developed to construction drawing level and at a minimum, include the following items:

- Identify all landscape planting material, including trees, shrubs, groundcover, and turf. The proposed planting layout shall be clearly communicated with hatches or symbols. Proposed plant quantities and sizes to be noted by estimated number or percentages.
- List botanical name, common name, and water use classification (per current WUCOLS found at ucanr.edu/sites/WUCOLS/) for each plant.
- Identify any Special Landscape Areas (SLA) to be included in the Water Efficient Landscape Worksheet such as, reclaimed water use areas, edible landscape areas, or recreational turf fields.
- Locate and identify all biofiltration or detention basin areas and provide a specialized plant palette for basin bottom (Zone A, periodic inundation) and slopes (Zone B, above inundation).
- Locate and identify all existing protected trees, noting biological name, common name, and trunk diameter. Note trees proposed to be removed, relocated on-site, or maintained in place. For additional information, refer to Section 7.1.4 Existing and Protected Trees.



PLANT PALETTE AT WATER QUALITY BASIN

ZONE A PLANTING (AREA OF PERIODIC INUNDATION)

GRASSES AND PERRENIALS
- *Carex pansa* — California Meadow Sedge
- *Leymus condensatus 'Canyon Prince'* — Canyon Prince Wild Rye
- *Muhlenbergia dubia* — Pine Muhly

ZONE B PLANTING (ABOVE AREA OF PERIODIC INUNDATION)

TREES
- *Cercis occidentalis* — Western Redbud
- *Platanus racemosa* — Western Sycamore

SHRUBS
- *Myrica californica* — Pacific Wax Myrtle
- *Sambucus mexicana* — Western Elderberry

GRASSES AND PERRENIALS
- *Carex pansa* — California Meadow Sedge
- *Leymus condensatus 'Canyon Prince'* — Canyon Prince Wild Rye
- *Muhlenbergia dubia* — Pine Muhly

- Illustrate sloped areas, include slope ratio, topographic lines, and elevations. Provide a specialized plant palette that demonstrates material suitable for slope stability.
- Provide a preliminary water efficient landscape worksheet that reflects the proposed landscape program (MAWA and estimated ETWU).
- For projects located within the Very High Fire Severity Zone, provide a Conceptual Fuel Modification Plan complete with zone delineation, description, and restrictions and limit plant palette to fire resistive material.

  Refer to Appendix 10.6 Landscape Fuel Modification Guidelines for requirements.
- Locate and identify all decorative paving and hardscape material. Note if any materials are permeable.
- Locate and identify all buildings and structures, including the height and material of all walls, fences, and gates.
- Locate and identify all utilities, light standards, vehicular charging stations, and signs.
- Locate and identify all outdoor amenity features, including, but not limited to pools, spas, various water features, trellises, gazebos, play equipment, bike racks, picnic tables and benches.

- Special design attributes may require elevations, detail drawings and/or the submittal of manufacturer's literature.
- Note required setback for landscaping. Minimum requirement by land use zones can be found in Title 17 (Zoning) of the Wildomar Municipal Code.
- Note the total square footage of the project, new landscape area, rehabilitated landscape area, turf area.
- Note the shade percentage required and provided for the parking space area.
- Note the proposed irrigation method for each hydrozone or plant type.

These minimum items are included on the City's Landscape Objective Standard checklist and plans. Again, without the required minimum information shall not proceed to consistency review.

It is the responsibility of the designing landscape architect to be aware of and comply with the requirements and standards of this document, all landscape related chapters of the Wildomar Municipal Code, the City's current policies, and current State of California water efficient landscape requirements.

Revisions to the Preliminary Landscape Plan may be necessary until it complies with city standards and project requirements. Once complete, an approval letter with conditions of approval will be prepared and provided to applicant and the project's design team as part of the discretionary review process for the project.

5.2 Phase 2 - Post Entitlement

A Landscape Documentation Package to be reviewed and approved during the grading and building plan check process.

Once a discretionary development project is approved by the Planning Commission or City Council, full landscape and irrigation construction drawings must be submitted to the Planning Department for plan check review. The Landscape Documentation Package shall be in substantial conformance with the approved Preliminary Landscape Plan, while incorporating the conditions of approval and any necessary revisions communicated at the conclusion of the discretionary design review phase. Clearly note if there are any changes or deviations from the approved Preliminary Landscape Plan.

The Landscape Documentation Package (required concurrently with submittal of the project grading plans) shall include the following elements:

- Stamped Approved Preliminary Landscape Plan.
- Landscape Construction Design Plan.
- Planting Design Plan.
- Irrigation Design Plan.
- Water Efficient Landscape Worksheet.
- Soil Management Report.
- Grading Design Plan.
- Details and specifications to fully support all elements of the design plans

- Project located within the Very High Fire Hazard Severity Zone of the Local Responsibility Area (LRA), a Precise Fuel Modification Plan will be required. Refer to Appendix 10.6 Landscape Fuel Modification Guidelines for information.

The above items are further outlined in Section 6. Landscape Documentation Package Requirements and Section 7. Landscape Design Standards.

The elements of the Landscape Documentation Package listed above will be thoroughly reviewed by City Staff for compliance with the criteria contained in these standards and the project's conditions of approval. City Staff will provide detailed plan review comments after each review. Plans shall be revised and resubmitted along with correction response comments from the designing landscape architect. City Staff will review the revised plans and responses and continue this process until the construction landscape plans are approved to the satisfaction of the Planning Department.

5.3 Phase 3 - Landscape Construction and Final Inspection

The designing landscape architect is required to monitor the installation of all irrigation and landscaping with site inspections after the completed review phases to ensure quality of work and adherence to the approved landscape documentation package.

All projects requiring approval of landscape plans must install and maintain the landscape in a manner which substantially conforms to the approved plans. Any changes to the approved landscape plans, prior to or during installation, must be approved by the City in advance. Any changes must be submitted to the Planning Department for review and must include a checklist detailing all changes.

Once the landscape installation is complete and the irrigation system is fully operational:

- Fully execute Parts 1-6 of the Certificate of Completion with all necessary plans, reports, and documentation to planning staff. Refer to Section 6. Landscape Documentation Package Requirements, as well as Appendix for certificate and outline of all required parts.
- Submit the Certificate of Completion to the assigned planner with request for a final landscape inspection. Assigned planner will facilitate an inspection appointment with the City's Landscape Consultant or Inspector. Fuel modification landscapes shall also be inspected and approved by the Fire Inspector / Fire Marshall for conformance with the approved Precise Fuel Modification Plan, prior to occupancy.
- For the inspection appointment, the owner's representative, site superintendent, and landscape contractor shall be on site for questions and coordination.
- Prior to Planning Department sign-off of certificate of occupancy, all landscape requirements and conditions must be fulfilled and verified during the final inspection.

6. LANDSCAPE DOCUMENTATION PACKAGE REQUIREMENTS

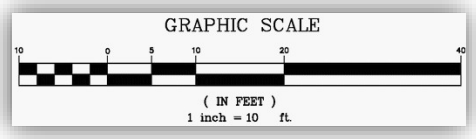
6.1 Title Sheet and General Design Plan

The following project information shall be provided on the title sheet of the Landscape Documentation Package:

- Date
- Project applicant name and contact information
- Project address (if available, parcel and/or lot number(s))
- Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed). Projects that include multiple maintenance entities (private homeowner, homeowner's association, municipality, etc.) are to be separated into different plan sets.
- Total project area, new landscape area, rehabilitated landscape area in square feet, as well as the area and percentage of turf area.
- Provided parking space shade area in square foot and percentage.
- Water supply type (e.g., potable, recycled, well) and identify the local water purveyor
- Project contacts to include information for the project applicant, property owner, landscape architect, architect, engineer, etc.
- Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

Each design plan sheet of the package shall provide the following information:

- North arrow
- Graphic scale, preferably an engineer's scale of 1"=10' or 1"=20', the same scale shall be used for all design plans



- Delineated property lines and easements, including utility easements
- Adjacent streets, including location, dimension, and centerline
- Existing and proposed public improvements, including right-of-way and street dedications
- All existing and planned buildings and structures on site with delineated architectural features such as, doors, windows, awnings, and attached trellis.
- The stamp and signature of a licensed landscape architect. The City may allow other licensed or certified landscape design professionals to prepare a landscape documentation package, but approval must be obtained prior to package submittal.

Construction level details and specifications shall be provided for all proposed construction, planting, irrigation, and grading elements.

Plan reference information is to be noted for elements that impact the landscape documentation package but are included under separate submittals.

It is the responsibility of the designing landscape architect to be aware of and comply with the requirements and standards of this document, as well as all landscape related chapters of the Wildomar Municipal Code, the City's current policies, and current State of California water efficient landscape requirements.

6.2 Landscape Construction Design Plan

When a project has complex site improvements that cannot be clearly described on the planting plan, a landscape construction design plan is required.

The landscape construction design plan shall include, but not be limited to the following:

- General landscape construction notes and specifications.
- Construction legend or schedule including item description, material, model, finish, manufacturer, etc.
- Construction details for all landscape features, including enhanced hardscape elements, fences, walls, gates, walkways, trails, landscape lighting, arbors, trellises, signs, and water features.
- If any aspects of the landscape construction elements (including those items listed above) are to be constructed according to the architect's or engineer's plans, a general description of the element is to be included and a reference provided to other plans.
- If signage is proposed on the landscape plans, include a note that all project signs and/or monument signs require a separate permit.

6.3 Planting Design Plan

With the approval of the Preliminary Landscape Plan, the proposed planting design program has been reviewed and revised to the satisfaction of the City. However, the applicant's landscape architect is responsible to incorporate any outstanding City comments or conditions of approval.

Further revisions may be necessary during the Landscape Documentation Package phase if plans are found to be noncompliant with any State or City ordinances, standards, guidelines, policies, or if modifications have been made to site layout or planting design program.

The planting design plan, at a minimum, shall:

- Identify all landscape planting material, including trees, shrubs, groundcover, and turf. The proposed planting layout shall be clearly communicated with hatches or symbols.
- List botanical name, common name, container size, on center spacing, quantities and water use classification (per current Water Use Classification of Landscape Species (WUCOLS) found at ucanr.edu/sites/WUCOLS/) for each plant. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley.

- Limit palette to fire resistive plant material.
- Identify type of mulch, application depth, and supplier
- Identify soil amendments, type, and quantity as referenced from the soil report

- Identify any Special Landscape Areas (SLA) to be included in Water Efficient Landscape Worksheet such as, reclaimed water use area, edible landscape areas, or recreational turf fields.
- Locate all existing protected trees, noting biological name, common name, and trunk diameter. Note trees proposed to be removed, relocated on-site, or maintained in place. Refer to Section 7.1.4 Existing and Protected Trees for additional information regarding protected trees.
- Locate and identify all paving and hardscape material. Note if any materials are permeable.
- Locate and identify all buildings and structures, including the height and material of all walls, fences, and gates.
- Locate and identify all utilities, light standards, vehicular charging stations, and signs.
- Locate and identify all outdoor amenity features, including, but not limited to pools, spas, various water features, trellises, gazebos, play equipment, bike racks, picnic tables and benches.
- Delineate and label each hydrozone by number, letter, or other method
    - Identify each hydrozone as low, moderate, high water or mixed water use.
    - Identify recreational areas
    - Identify areas permanently and solely dedicated to edible plants
    - Identify areas irrigated with recycled water
    - Identify areas of temporary irrigation
- Identify type and surface area of water features

Edible plants can be used throughout the landscape. Purple Basil, Raspberry, and Lemongrass

- Illustrate location, construction details, and cross-sections of any stormwater best management practices that facilitate on-site retention and infiltration of stormwater. Stormwater best management practices are encouraged, and examples include but are not limited to:
    - Biofiltration beds, swales and basins that allow water to collect and soak into the ground

Decorative rain barrel

    - Constructed wetlands and retention ponds that retain water, handle excess flow and filter pollutants
    - Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff
    - Identify any applicable rain harvesting or catchment technologies
    - Identify any applicable graywater discharge piping system components and area(s) of distribution

Refer to Section 7. Landscape Design Standards for a more detailed explanation of planting design principals, requirements, and restrictions.

6.4 Irrigation Design Plan

The irrigation design plan, at a minimum, shall contain the following:

- Point of connection to the public water supply, and location and size of separate water meters for landscape. Provide reference information when point of connection is to be installed or specified on a separate plan.
- A note to clearly identify the water source(s) as potable or recycled water.
- Location, type, size, and manufacturer of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain sensors, quick couplers, pressure regulators, backflow prevention devices, and emitter products.
- Static water pressure at the point of connection to the public water supply and maximum flow rate for the irrigation system.
- Flow rate (gallons per minute), application rate (inches per hour) and design operating pressure (pressure per square inch) for each station.
- Recycled water irrigation systems as specified in Section 7.2.3 Recycled Water below.
- The signature of a licensed landscape architect or certified irrigation designer.
- Refer to Section 7.2 Irrigation Standards for a detailed explanation of irrigation design principals, requirements, and restrictions.

6.4.1 Water Efficient Landscape Worksheet

A project applicant shall submit the Water Efficient Landscape Worksheet, see Appendix, which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The Maximum Applied Water Allowance (MAWA) is calculated based on the maximum ETAF allowed and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. The ETWU must be below the MAWA. In calculating the MAWA and ETWU, the ETo values from the CIMIS Reference Evapotranspiration Table, Department of Water Resources, 1999, City of Elsinore shall be used and is as follows:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
2.1	2.8	3.9	4.4	5.9	7.1	7.6	7.0	5.8	3.9	2.6	1.9	55.0

Water budget calculations shall adhere to the following requirements:

- The plant factor used shall be from the most current publication of the Water Use Classification of Landscape Species (WUCOLS). The plant factor ranges from 0 to 0.1 for low water use plants, from 0.4 to 0.6 for moderate water use plants and from 0.7 to 1.0 for high water use plants.
- All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

- All Special Landscape Areas shall be identified. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
- For determining Estimated Total Water Use, the average irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Refer to the Section 7.2.2 Hydrozone for additional information.

The above information is subject to change with the most current State's Model Water Efficient Landscape Ordinance or updated City's Water Efficient Landscape Worksheet.

6.5 Soil Management Report

To reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:

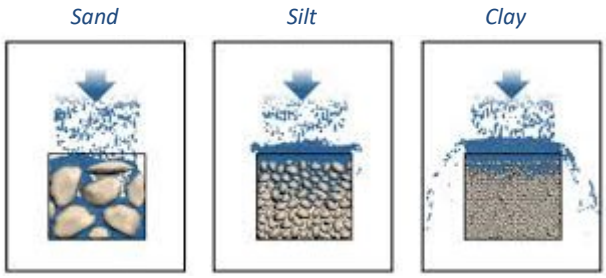
Submit soil samples to an accredited agronomic soil testing laboratory for analysis and recommendations.

Soil sampling shall be conducted in accordance with laboratory protocol, including procedures for adequate sampling depth for the intended plants.

Samples shall be taken from enough locations on the site to represent an adequate cross section of conditions. In projects with multiple landscape installations or a large landscape project of more than 10,000 square feet, a soil sampling rate of 1 in 7 lots or 15% shall serve as an adequate cross section.

The soil management report shall include, as applicable:

- Soil texture
- Infiltration rate determined by laboratory test or soil texture infiltration rate table
- pH
- Total soluble salts
- Sodium
- Percent organic matter
- Amendment recommendations
- Maintenance soil treatment and/or amendments



Water infiltration with varying soil textures

The project applicant, or his/her designee, shall comply with one of the following:

- If significant mass grading is not planned or is completed, the soil analysis report shall be included on the landscape plans as part of the Landscape Documentation Package.
- If significant mass grading is planned but not completed, the soil analysis report shall be submitted as part of the Certificate of Completion. All notes, details, and specifications on the landscape plans shall refer to the soil management report for amendments and irrigation scheduling.

The soil management report shall be made available, in a timely manner, to the professionals preparing the landscape and irrigation design plans to make any necessary adjustments to the planting and irrigation design plans.

The project applicant, or his/her designee, shall submit documentation (photos, dated receipts, etc.) verifying implementation of soil analysis report recommendations with Certificate of Completion.

6.6 Grading Design Plan

For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan, prepared by a licensed civil engineer, shall be provided as reference as part of the Landscape Documentation Package.

The project applicant shall include grading information on the landscape plan that indicates finished configurations and elevations of the landscape area including all the following:

- Height and ratio of graded slopes
- Flow lines and drainage patterns
- Pad and finish floor elevations for buildings
- Finish surface and finish grade elevations as necessary
- Stormwater retention improvements, if applicable

To prevent excessive erosion and runoff, the following are required:

- Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes.
- Avoid disruption of natural drainage patterns and undisturbed soil.
- Avoid soil compaction in landscape areas. Compacted soils should be ripped or scarified to a minimum depth of 12 inches.

6.7 Certificate of Completion

Prior to the issuance of a Certificate of Occupancy or at the request for final landscape inspection a Certificate of Completion (Parts 1-6) shall be submitted to the City, refer to Appendix.

The completed Certificate shall supply the following:

- Part 1 - Project information
- Part 2 - A statement that the landscaping and irrigation system have been installed in substantial compliance with the approved Landscape Documentation Package. It acknowledges the evaluation of the landscape and irrigation system by a California licensed landscape architect, landscape contractor or other individual deemed qualified by the Planning Director.
    - Record drawings or “as-builts” are required where there have been significant changes made to the approved plans or field modifications during construction
- Part 3 - Irrigation scheduling parameters used to set the controller. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes. See Section 6.7.1 Irrigation Scheduling below

- Part 4 - Landscape and irrigation maintenance schedule. See Section 6.7.2 Landscape and Irrigation Maintenance Schedule below
- Part 5 - Irrigation audit report prepared by a certified irrigation auditor. See Section 6.7.3 Irrigation Audit Report below
- Part 6 - Soils analysis and amendment report and evidence of amendment implementation. See Section 6.5 Soil Management Report above.

The developer shall also submit approved copies of the Certificate of Completion to the local water purveyor and property owner or his or her designee.

6.7.1 Irrigation Scheduling

For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

Overhead irrigation shall be scheduled between the hours of 6:00 p.m. and 6:00 a.m. unless weather conditions prevent it. Verify watering window with Elsinore Valley Municipal Water District's most current guidelines or restrictions. Operation of the irrigation system outside the normal watering window is only allowed for auditing and system maintenance.

For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance. Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.

Irrigation scheduling parameters used to set the automatic controller shall be developed and submitted for each of the following:

- The plant establishment period
- The established landscape
- Temporarily irrigated areas.

A valve data table that provides the following for each station:

- Irrigation interval (days between irrigation)
- Soil infiltration rate as provided by the soil analysis report to restrict the following to avoid runoff
    - Irrigation run times (hours or minutes per irrigation event)
    - Number of cycle starts (daily irrigation run times divided into shorter cycles with rest periods in between to allow for infiltration)
- Amount of applied water scheduled to be applied monthly
- Application rate setting
- Root depth setting
- Plant type setting

- Soil type
- Slope factor setting
- Shade factor setting
- Irrigation uniformity or efficiency setting

The valve data table shall be included on the irrigation plans as a reference to properly program the automatic irrigation controller.

6.7.2 Landscape and Irrigation Maintenance Schedule

Landscapes shall be maintained to ensure water use efficiency.

A regular maintenance schedule shall include, but not be limited to routine inspection, auditing, adjustment and repair of the irrigation system and its components, aerating and dethatching turf areas, topdressing with compost, replenishing mulch, fertilizing, pruning, weeding in all landscape areas, and removing obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.

A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.

6.7.3 Irrigation Audit Report

All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Irrigation audits shall not be conducted by the person who designed or installed the landscape or irrigation system. An irrigation audit report to include, but is not limited to inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure, and any other factors necessary for the accurate programming.

Irrigation performance testing kit including pressure gauge, catchment cups, anemometer, and marking flags to be used by a certified landscape irrigation auditor.

In large projects or projects with multiple landscape installations (e.g., residential developments, multi-tenant commercial complexes, mixed-use sites) a rate of one audit per landscape phase shall be required unless otherwise approved by the City.

The city may require an irrigation water use analysis, irrigation audits, or irrigation surveys to ensure ongoing compliance with the Maximum Applied Water Allowance.

7. DESIGN STANDARDS

Together, the landscape and irrigation shall provide beautiful water efficient, low maintenance landscapes that utilize materials and equipment that are well suited for Wildomar's unique conditions, climate, and varied land uses.

In addition to these requirements, all right-of-way landscaping shall also conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department. These Road Standards may include more stringent requirements than those found in this plan. Where there appears to be conflicting standards for right-of-way landscaping between this plan and the Road Standards, the apparent conflict shall be brought to the attention of the City for review and decision regarding which standard(s) shall govern.

7.1 Landscape Standards

The landscape shall be an integral part of any project. The character of the community, site architecture, as well as the intended function and aesthetic concerns of the project shall be carefully considered. A well designed and executed landscape design will improve the value, appearance, and function of the site.

Refer to Section 7.1.0 and Appendix 10.9 Landscape Objective Design Standards for the minimum requirements for all projects in the city Wildomar, as well as specific requirements based on the projects zone and maintenance entity.

Refer to Section 7.5 Residential Landscape Standards, 7.6 Non-Residential Landscape Standards, and 7.7 Street Tree and Right-of-Way Landscape Standards for additional project specific requirements such as minimum landscape areas and plant container sizes.

Refer to Section 8. Public Works Landscape Standards And Maintenance Requirements which outlines the requirements for City maintained Community Facilities District (CFD) improvements, as well as the Engineering Department Capital Improvement Projects (CIP).

7.1.0 Landscape Objective Design Standards

Objective design standards are standards that have no subjective judgement and are easily measurable, quantifiable, and verifiable by both the plan reviewer and the applicant.

All development projects in the City shall be required to meet the minimum objective landscape design standards. These standards ensure a baseline of consistent, quality landscape design within the City of Wildomar. Applications not meeting these minimum requirements will not be accepted for further review.

These standards are provided as a straight-forward checklist that applicants will complete and submit with their application to the City.

Refer to Appendix 10.9 Landscape Objective Design Standards for more information in regards to applicability, purpose, user guide, and the standards checklists.

7.1.1 Planting Design Principals

Plant selection shall consider water conservation through the appropriate use and groupings of plants that are well adapted to the project's soil, have similar watering needs, and best suited for climatic, geological, and topographical conditions.

Select plants that are from local and regional landscape program plant lists, such as Riverside County Guide of California Friendly Landscaping, Elsinore Valley Municipal Water District's and Western Municipal Water District's Water-Wise Landscaping, as well as bewaterwise.com. Visit their websites for publications and resources.

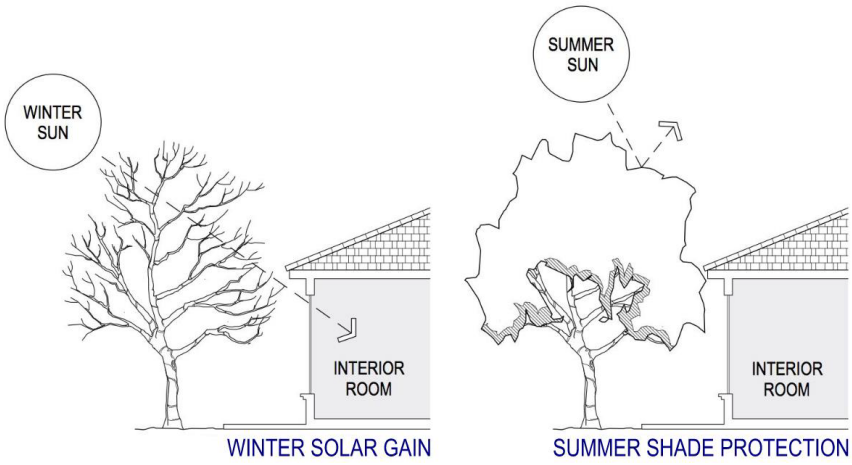
Use the Sunset Western Climate Zone System which considers temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate. Wildomar is in Sunset Western Climate Zone 18 and USDA Plant Hardiness Zone 9b.

The use of the Water Use Classification of Landscape Species (WUCOLS) publication can also help identify plants that are regionally appropriate and low or very low water use. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley.

Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize disruption to pathways, property, or infrastructure (e.g., buildings, hardscape, power lines).

Each hydrozone shall have plant materials with similar water use, except for hydrozones with plants of mixed water use, as specified in Section 7.2.2 Hydrozone.

High water use shrubs shall be restricted to accent areas of high aesthetic value and is conditional to a compliant Water Efficient Landscape Worksheet. Refer to Section 6. Landscape Documentation Package Requirements.



Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

Landscaping shall be designed toward a goal of providing a pleasing and safe vehicular and pedestrian experience.

Where proposed development adjoins existing landscapes, the new plant material and layout should coordinate or compliment adjacent projects.

Low impact development features are to be incorporated to support the stormwater design approach. Retention or biofiltration basins, vegetated swales, and pervious pavement that increase on-site water retention are to be shown and coordinated on the landscape plan. LID features are part of the Water Quality Management Plan and will be reviewed and approved by Public Works/Engineering.

Projects within fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required pursuant to Public Resources Code Section 4291(a) and (b). All vegetation and plants shall follow the requirements of California Fire Code Chapter 49, Vegetation Management. Avoid fire-prone plant materials (refer to Appendix for restricted plant list) and highly flammable mulches. Refer to Appendices 10.6 through 10.8 for information for Fuel Modification Requirements in areas identified as within the Very High Fire Hazard Severity Zone within the Local Responsibility Area (LRA) and contact the City of Wildomar Office of the Fire Marshal for information and questions on requirements.

Where decorative water features such as pools, ponds or waterfalls are used in landscaped areas, such features shall incorporate the recycling of water and where available, use of reclaimed water. Decorative water features shall be designed to minimize water loss.

Landscape surrounding pool enclosures shall adhere to the restrictions outlined in the California Health and Safety Code, Article 2.5. The Swimming Pool Safety Act.

The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments and stock cooperatives, shall not prohibit, or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

The property owner shall be responsible for the maintenance of all landscaping, including parkways. The maintenance shall include, but is not limited to, watering, pruning, fertilizing, and replacing deteriorated plant materials.

If a portion of a project is to be developed in a future phase(s), these areas must be temporarily landscaped and irrigated. Specify drought-tolerant groundcovers and shrubs that complement the rest of the project's landscape.

7.1.2 Planting Requirements and Restrictions

All new and rehabilitated landscape projects shall comply with the following landscape requirements.

Site areas not utilized for vehicular and pedestrian access, shall be landscaped with disease and pest resistant plant material that consists of trees, shrubs, and groundcover. Low water use plant material shall be used in at least 50 percent of the total planted area.

Invasive plant species are to be avoided, especially near parks, open space areas, greenbelts, and water bodies or water ways due to the potential to cause harm to environmentally sensitive areas. Visit cal-ipc.org for plants to avoid, as well their Don't Plant a Pest substitution list.

Trees and shrubs shall be planted in a manner that protects the basic rights of adjacent property owners.

Decorative landscape material, such as exposed mulch, rocks, or decomposed granite may be used but is to be an integral landscape design element and shall be limited to a maximum of 20 percent of the landscape area.

A minimum 3 inch layer of wood bark mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated. For low growing groundcovers, a 1 ½ inch layer shall be applied. The mulch shall not be treated with dyes or harmful preservatives.

To the greatest extent possible, planter areas are to be a minimum of 5 feet wide. Undersized planter widths will be considered for projects with site constraints but is subject to the approval of Planning Director.

Provide plant material with varying characteristics to avoid monocultural landscapes. Carefully select plants for their diverse use and benefits such as screening, background and accent planting, color, form, etc.

Screening plant material shall be used for utilities, fences, site walls, trash enclosures, and unadorned structure walls.

Landscape screening that consists of a variety of plants that are allowed to grow to their natural form.

Trees and shrubs shall be planted so that at maturity they do not require trimming to keep growth to a restricted height or width. This particularly applies for traffic safety sight areas such as, street corners, project entries, drive aisles, and parking lot island planters where maximum plant height shall be limited to 30 inches.

Project entries and corner landscaping (i.e., for residential communities, commercial centers, etc.) should include enhanced design elements that reflect the character of the proposed development. Design elements may include, but are not limited to, low decorative walls, signage, lighting, specimen trees (36" box and 48" box container sizes and larger), upsized accent plants, or water features. Any built features shall be outside of the City's right-of-way and anything over 30 inches in height is to be outside of traffic safety sight areas.

For projects that allow turf, the maximum area permitted shall be 30 percent of the total landscaped area of the site. Higher percentages may be permitted when turf is an essential part of the development such as playing fields for schools or parks. Turf usage shall only be permitted for functional use areas and shall utilize warm season varieties over cold season varieties.

Turf shall not be permitted in areas difficult to irrigate, areas adjacent to walls, narrow planters less than 10 feet wide, medians, parkways, or parking lot islands to avoid runoff or overspray.

Turf is not allowed on slopes steeper than 25 percent where the toe of the slope is adjacent to an impermeable hardscape. A 25 percent slope or 4:1 slope means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).

Any proposed hydroseeded applications are subject to the review and approval of the Planning Director and/or the City's Landscape Consultant during construction plan review. Hydroseed information shall include square footage, seed mix, rate, purity, germination, fertilization, binder, and mulch components.

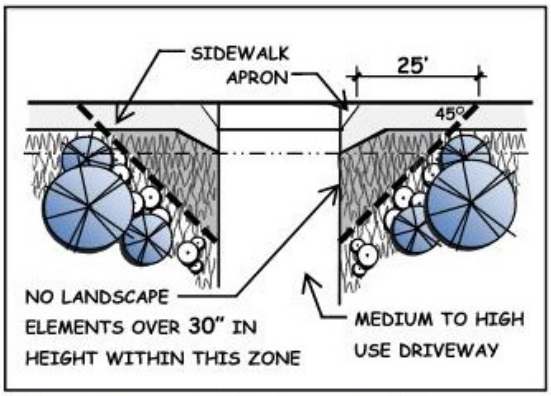
Plant material for vegetated swales or bio-filtration basins shall be carefully selected for both dry and wet conditions and provide slope stabilization where necessary.

In general, corner and commercial driveway traffic safety sight areas are within a triangular zone drawn from two points that are measured 25 feet in both directions from the beginning of curve or driveway apron. Refer to Sight Distance Triangle illustrations at right. For private driveways, the two points are measured 15'.

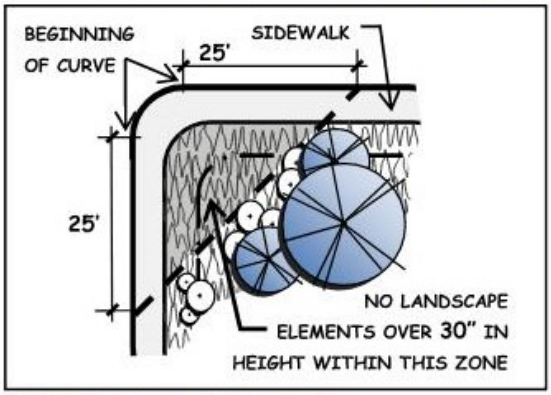
The following minimum distances are required from the center of trees:

- 10 feet from light standards and power poles
- 5 feet from property lines, fire hydrants, water or sewer lines, water meters, backflow prevention systems, and sewer cleanouts

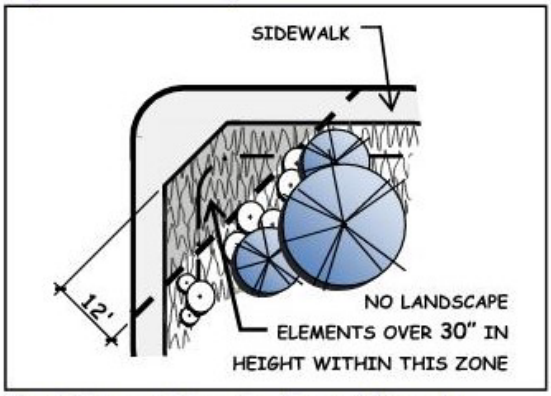
Fire apparatus access roads shall be shown on planting plan. Trees are to be located so that mature canopies do not encroach into access road clear zone.



Sight Distance Triangle - Commercial Driveways



Sight Distance Triangle - Corner



Sight Distance Triangle - Corner Alternate

Trees planted within 6 feet of hardscape improvements, including but not limited to streets, public sidewalks, or trails (regardless of surface material), shall be separated from those surfaces by a linear root barrier to promote deep rooting and prevent physical disruption or damage.

Tree root barrier at parking lot planter

Costly and injureous damage to both hardscape and tree may occur without the proper installation of tree root barriers.

Root barriers shall be installed adjacent and parallel to hardscape elements, not encircling root balls. Root barriers are to be 24 inches deep and a minimum of 16 feet long centered on tree trunk, with increased length depending on tree species.

Trees that impact the City's right-of-way shall also conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department.

For all 3:1 slopes or steeper that are 3' or more in vertical height, low growing and low water use groundcovers are to be selected that provide a protective soil covering and stabilizing root system. The groundcover container size and on center spacing shall allow a solid cover within 2 years of installation.

For slopes 8' or more in vertical height, shrubs and trees shall be added at the following minimum rates:

- One shrub per 100 square feet, that consists of 60% 1-gallon and 40% 5-gallon
- One 15 gallon tree per 700 square feet
- Only the slope area over 8' in height is to be used with the above rates to calculate the tree and shrub quantities.
    - For example, if the slope area over 8' in height is 3,500 s.f., this would result in a minimum of (21) 1 gallon shrubs, (14) 5 gallon shrubs and (5) 15 gallon trees.
- Distribute required trees, shrubs, and groundcover over the entire slope area.

7.1.3 Parking Lot Landscape

Parking lot design and minimum landscaping requirements shall be in accordance with Wildomar Municipal Code Chapter 17.188 Off-Street Parking. Only general guidance is listed below, refer the code chapter for more comprehensive requirements.

- All landscaping shall be separated from parking areas by means of a raised six inch concrete curb. Curb cuts that allow site drainage to enter landscape areas and other low impact development features are encouraged. Refer to Section 7.1.8 Stormwater Management and Rainwater Retention for additional information.
- A landscape planter with a minimum width of 5 feet shall be provided between any parking area and abutting street right-of-way to screen vehicles with a combination of evergreen plants, berms, raised planters, or solid walls. All screening elements to be between 36 and 48 inches tall.
- Where parking spaces are adjacent to planter areas, provide concrete step-out strips or widened curbs to allow drivers and passengers to safely exit parked vehicles.
- Landscape fingers are required at the ends of parking rows, as well as within the rows to limit to approximately 10 consecutive parking spaces.
- A percentage of the total parking space area shall be shaded by broad canopy trees to promote energy conservation and reduce heat island effect, refer to Chapter 17.188.070, E. Shading Plan Requirements. This requirement is to be illustrated on the planting plan with tree diameters drawn at 15 year growth.

- Broad canopy shade trees shall be provided for every three parking spaces. The use of square tree planters at double-loaded rows and diamond tree planters where sidewalks are directly adjacent to head of parking rows are to be used to provide shade throughout the parking area. Triangular 'bump-out' shall be used for unavoidably narrow planters.
    - Planting area for trees to be a minimum of 25 square feet.
    - Trees shall be a minimum of 15 gallon containers, although it is preferred to have parking lot trees installed from 24" boxes.

7.1.4 Existing and Protected Trees

The design of each project shall recognize the desirability of preserving existing and protected trees to the greatest extent feasible.

The following criteria is to be used to determine if an existing tree is a protected tree:

The Diameter at Standard Height (DSH) is to be used to include or exclude a protected tree from evaluation. DSH means the diameter of the main trunk measured at 4.5 feet above natural grade: diameter = trunk circumference divided by 3.14

Mature native oak tree with a DSH of 4.0 inches or more, including, but not limited to, California or Coast

Live Oak (Quercus agrifolia), Coastal Sage Scrub Oak (Quercus dumosa), Engelmann Oak (Quercus engelmannii), Scrub Oak (Quercus berberidfolia), and the Valley Oak (Quercus lobata).

Mature native tree with a DSH of 4.0 inches or more, including but not limited to, the California Sycamore (Platanus racemosa), Western Cottonwood (Populus fremontii), California Bay Laurel (Umbellularia California), and California Black Walnut (Juglans California).

Mature tree, other than native oak or native tree, with a DSH of 9.5 inches or more.

Historically significant tree as designated by resolution of the City council.

Any tree required to be planted or preserved as environmental mitigation or condition of approval.

A protected tree shall not be cut down, removed, relocated, or otherwise destroyed without first obtaining the approval of the Planning Director. The director may require a tree report prepared by an arborist, horticulturist, or registered landscape architect.

A tree report shall identify and locate each protected tree by a unique number and list common name, botanical name, DSH, tree canopy diameter, and rating for health and aesthetic quality. The report will also note those trees to be preserved in place and those proposed for removal listing supporting evidence.

If a protected tree is approved for removal, the tree(s) shall be replaced at a 1:1 ratio with a container size to the satisfaction of the director.

Replacements for native oak trees or native trees shall be of the same species as those removed or a species acceptable to the director. Mature tree replacements shall be limited to drought tolerate, fire-resistive tree species.

Detailed tree protection specifications shall be included on the landscape plan. The engineering plans shall note protected tree locations and reference the protection specifications on the landscape plans.

7.1.5 Artificial Turf

The use of artificial turf is discouraged. Its use and location is subject to the review and approval of the Planning Director and/or Landscape Consultant. It is not to be used in areas highly visible from public streets, such as front yards, commercial developments, or as part of the project's perimeter landscape.

If artificial turf is found to be an appropriate substitute for living groundcover or turf, the combined square footage of artificial and living turf shall not exceed 30% of the required minimum landscape.

Artificial turf shall not be included as part of the landscape area when calculating the MAWA.

The quantity and quality of artificial turf will be evaluated on a case by case basis, and shall at a minimum:

- Consist of life-like individual blades of grass with varying lengths and color that emulate real grass.
- Have a proper drainage system installed underneath the area to prevent excess runoff or pooling of water.
- Be installed and maintained, per manufacturer's recommendations, to effectively simulate the appearance of a well-maintained lawn.
- Not be indoor or outdoor plastic or nylon carpeting
- Be installed in combination with natural plant materials (i.e., trees, shrubs, and groundcover) to soften or mask its use.

7.1.6 Water Features

Decorative water features such as pools, spas, ponds, waterfalls, or fountains shall be designed to minimize water loss and to use recirculating water systems.

Where available, recycled water shall be used as a source for decorative water features.

Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

7.1.7 Mulch and Amendments

A minimum 3 inch layer of wood bark mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated. For low growing groundcovers, a 1 ½ inch layer shall be applied.

Stabilizing mulching products shall be used on slopes. Fire resistive mulching products shall be used in fire-prone areas and is required within 5 feet from structures for projects within the Very High Fire Hazard Severity Zone.

The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

Soil amendments shall be incorporated according to recommendations of the soil management report and appropriately applied for each type of plant in the landscape.

Compacted soil should be ripped or scarified to a minimum depth of 12 inches.

All planted landscape areas are required to have friable soil to maximize water retention and infiltration.

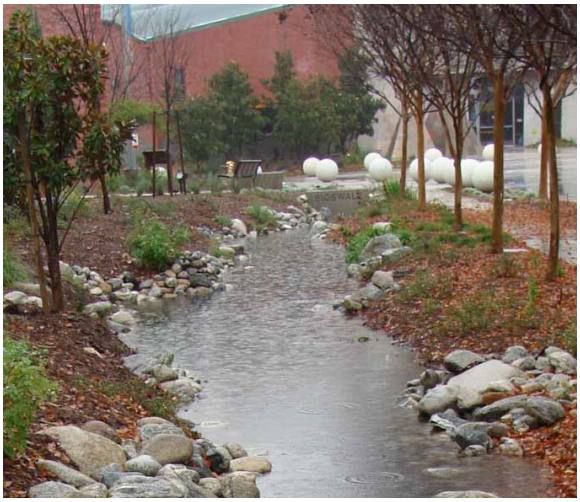
7.1.8 Stormwater Management and Rainwater Retention

Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality.

Stormwater best management practices are to be implemented into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration.

Plant material for vegetated swales or bio-filtration basins shall be carefully selected for both dry and wet conditions and provide slope stabilization where necessary.

Stormwater best management elements are to be part of the Water Quality Management Plan and will be reviewed and approved by Public Works/Engineering.



Bioretention features minimize onsite runoff while adding to the interest and beauty of the landscape

Project applicants shall refer to the Regional Water Quality Control Board for information on any applicable stormwater technical requirements.

7.2 Irrigation Standards

This section applies to all landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. Also refer to Elsinore Valley Municipal Water District's website for additional irrigation guidelines, resources, and valuable incentive programs.

The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance.

7.2.1 Irrigation Principals and Requirements

An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. and residential irrigated landscaped of 5,000 sq. ft. or greater. A landscape water meter may be either:

- a customer service meter dedicated to landscape use provided by the local water purveyor; or
- a privately owned meter or submeter.

Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data and equipped with a non-volatile memory shall be required for irrigation scheduling in all irrigation systems.

Include all support equipment that qualifies the irrigation controller as "smart"

If the water pressure exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

If the static pressure is below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted during installation.

Sensor automatically adjusts controller daily run times based on local climate conditions to reduce water usage

Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

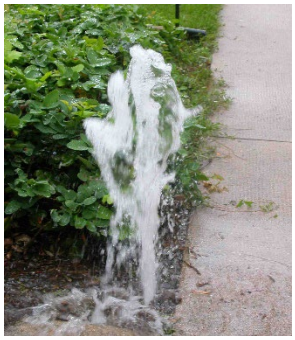
Manual shut-off valves (such as a gate valve, ball valve or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, at street crossings, and at branching mainline segments to minimize water loss in case of an emergency (such as a main line break) or routine repair.

Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system.

Flow sensors that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscapes of 5,000 sq. ft. or larger.

Master shut-off valves are required on all projects. The master valve shall be installed at the main water supply for the irrigation system and be connected to the automatic controller. A master valve is not required when the irrigation equipment makes use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

The irrigation system shall be designed and maintained to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.



Runoff and soil erosion caused by broken irrigation equipment

Wasteful overspray due to poor irrigation design and maintenance

Soil type and infiltration rate from the soil analysis and recommendations report shall be considered in designing the irrigation systems and clearly noted on the irrigation plan near valve programming data table or controller chart.

The design of the irrigation system shall conform to the hydrozones of the planting design plan.

The irrigation system must be designed and installed to meet, at a minimum, the calculated Maximum Applied Water Allowance. It is strongly encouraged that the irrigation system is designed to be far less than the calculated maximum allowance.

All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

It is highly recommended that the project applicant obtains peak water operating demands (on the water supply system) or any water restrictions from the local water purveyor that may impact the effectiveness of the irrigation system.

In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone. Subsurface dripline is preferred for all applications but is required where the planter is near pedestrian traffic. Subsurface irrigation shall also be used in planter areas that are less than ten (10) feet in width to not have runoff or overspray.

On-surface dripline installed in typical grid layout provides low volume irrigation to plants without overspray

Irrigation heads and other emission devices operating from the same control valve shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

Irrigation devices shall provide head to head coverage. To achieve the required coverage, triangular spacing of irrigation devices is recommended. However, irrigation device spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.

Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turf grass.

Check valves or anti-drain valves are required on irrigation devices where low point drainage could occur.

Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

- The landscape area is adjacent to permeable surfacing and no runoff occurs.
- The adjacent non-permeable surfaces are designed and constructed to drain entirely to an adjacent landscape area.
- The irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates strict adherence to irrigation system design criteria as outlined in this document or per State water efficiency standards that are stricter than those listed here. Prevention of overspray and runoff must be confirmed during the irrigation audit.

Slopes steeper than 25 percent shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

All landscaped areas shall be provided with an automatic irrigation system, unless the Planning Director finds that such an irrigation system, due to the size, location, or configuration of the landscaped area, cannot be reasonably installed and maintained.

7.2.2 Hydrozone

Each control valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions and plant materials with similar water use.

Irrigation heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

Where feasible, trees shall be irrigated from control valves separate from shrubs, groundcovers, and turf to apply the required amount of water to tree hydrozones. The mature size and extent of the root zone shall be considered when designing irrigation for trees.

Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use may be allowed. The plant factor of the higher water using plant shall be used for calculations.

Individual hydrozones that mix high and low water use plants shall not be permitted.

Special Landscape Areas (SLA) consist of landscape areas irrigated by reclaimed water, edible landscape areas, or recreational turf fields.

Temporarily irrigated areas shall be included in the low water use hydrozone. Temporarily irrigated means the period of time when plantings only receive water until they become established and then no further supplemental irrigation is provided.

On the planting design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone information table which is required in the Water Efficient Landscape Worksheet. This table can also assist with the irrigation audit and programming the controller.

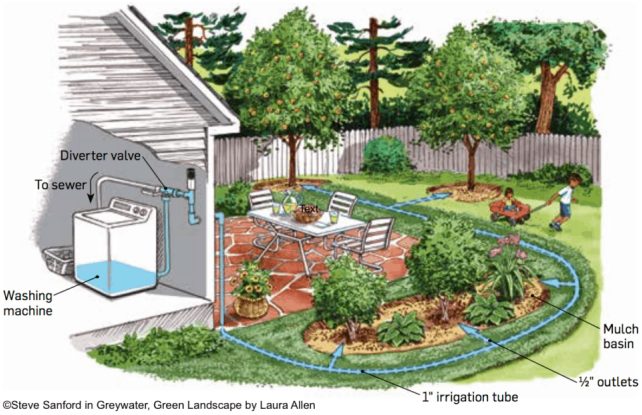
- Irrigation systems shall be designed to provide the optimum amount of water to the landscape for plant growth without causing soil erosion and runoff.
- Irrigation plans shall promote the industry standard for public safety in all aspects of the irrigation system.
- Stormwater best management practices, such as infiltration areas and rain harvesting technologies are encouraged for on-site retention and infiltration of storm water.

7.2.3 Recycled Water

- The design and installation of recycled water irrigation systems shall allow for the current and future use of recycled water.
- Landscapes using recycled water shall have purple signs identifying and promoting recycled water usage.
- All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws. Refer to Elsinore Valley Municipal Water District website for design and installation standards and requirements.
- Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

7.2.4 Graywater Systems

- Greywater reuse offers substantial water savings and is a consistent source of water for dry areas.
- Any proposed graywater systems shall conform to the current California Plumbing Code and any applicable City standards.



Example of a common greywater system that can be easily installed during home construction or after by professional contractor or homeowner.

7.3 Landscape Maintenance

Landscaping and a permanent irrigation system shall be maintained in all areas visible to the public as follows:

- All landscaped areas shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood, and that protects the health, safety and welfare of the user, occupants, and the public.
- All landscaped areas shall be kept and maintained in a neat and clean condition, free of weeds, debris, litter, dead, diseased, or dying vegetation and broken or defective decorative elements.
- Vegetation in landscaped areas shall be mowed, groomed, trimmed, pruned, and watered to maintain a healthy, growing condition.
- Vegetative overgrowth shall not be permitted in a manner that is likely to harbor rodents, vermin, insects, or other nuisances; or impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way.
- Irrigation systems shall be kept in good working condition and repair to prevent leaks or public health hazards.

Good example of maintaining landscape growth off of pedestrain pathways. However, it is also a good example of why it is important to chose plants with a suitable mature growth to avoid the need for maintenance.

- All property owners shall water, prune, weed and otherwise maintain landscaping in the parkway portions of adjoining streets, including street trees.
- Parkway landscaping shall be maintained by the abutting property owner unless otherwise designated by the City.

7.4 Landscape Standards by Land Use

Refer to Wildomar Municipal Code Title 17 Zoning for additional regulations, setback requirements, development standards, perimeter fence and wall requirements, and design guidelines for specific land use zones.

7.5 Residential Landscape Standards

In addition to the City's Single Family Residential Design Standards, City's Multi-Family Residential Objective Design Standards, and Section 7.1 Landscape Standards provided above, the following standards shall apply to residential projects:

7.5.1 Single Family Residential

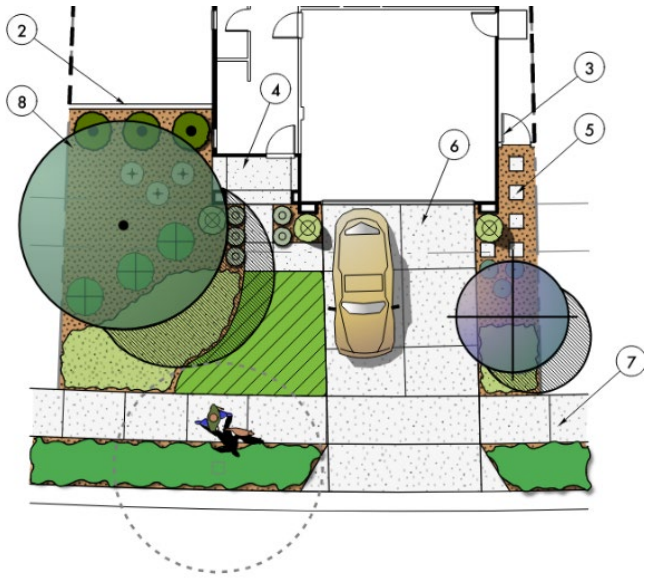
Plant selection, container size and spacing shall be specified to achieve a filled in landscape within 2 years of installation and to allow sustained growth of planting materials.

Total turf area is dependent on gaining a compliant water efficient landscape worksheet but shall be restricted to a maximum of 30% warm season turf varieties. No-mow turf alternative grasses that use less water are encouraged and can be installed from sod, plugs or containers depending on availability and industry recommendations.

Turf alternatives, at left Bouteloua gracilis (mowed) and above Carex praegracilis

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material will be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate) primarily for slope areas for erosion control purposes.

In general, shrubs shall be installed from a minimum of 5 gallon containers. For required screening, 15 gallon shrubs shall installed and spaced a maximum of 36"-48" on center.



Each standard width lot to have a minimum of three front yard streets. One of the three trees is to be a 15 gallon minimum street tree. The two remaining trees to be placed within the front yard area and shall consist of (1) 15 gallon tree and (1) 24 inch box tree. Corner lots shall have 15 gallon trees installed, on average, every 30 feet. Exact spacing dependent on tree variety and canopy width. Larger container sizes and/or additional trees may be required, or fewer trees may be allowed dependent on the lot width. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

Decorative landscape material, such as exposed mulch, rocks, or decomposed granite may be used but is to be an integral landscape design element and shall be limited to a maximum of 20 percent of the landscape area.

Loose rocks or boulders shall not be used within the public right-of-way unless grouted in place.

In addition to the single family residential landscape standards, model home complex landscaping shall mainly consist of low water use shrubs and limit moderate water use plant materials or turf to 30% of the total lot area. Displayed information at the sales office and signs placed at each lot shall identify the water conserving aspects of the landscape design (low water use or native plant material, efficient irrigation methods, hydrozoning, rainwater retention systems, graywater systems, etc.). Signs shall be easily viewed from the roadway and main walkway into the model.

7.5.2 Multi-Family Residential

Minimum Required Outdoor Recreational-Leisure Areas (RLA)

For additional information and context refer to City's Multi-Family Residential Objective Design Standards.

Outdoor Recreational-Leisure Areas may consist of private areas, common areas, or a combination of both and shall be provided at a rate of 400 square feet per dwelling unit.

Minimum Dimensions (in either direction)

- Private areas - 7 feet
- Common areas - 20 feet
- Pedestrian walkway width - 6 feet
- Courtyard internal to a project, or enclosed on at least three sides - 40 feet

Depending on the number of dwelling units, common outdoor recreational-leisure areas shall be provided to the meet the following criteria per dwelling unit:

- 10 to 50 dwelling units - minimum of 1 space at least 400 square feet total
- 51 to 100 dwelling units - minimum of 1 space at least 900 square feet total
- Over 100 dwelling units - minimum of 2 spaces of approximately of the same size, totaling 3,200 square feet

All common recreational-leisure areas shall be improved as either active (child play areas, pools, recreation facilities, etc.) or passive facilities (gardens, barbeque facilities, seating areas, etc.) with landscaping or hardscape elements designed to serve the residents.

All common open spaces shall interface directly with adjacent buildings through doors, windows, and entryways. Visual and physical connections are to be provided through enriched decorative pavements and signage.

Site elements such as benches, pots, waste receptacles, drinking fountains, site lighting, and water features are to be selected to complement the architectural theme.

No more than 25 percent of common recreational-leisure area can be hardscape.

Plant Material and Installation Standards

Plant selection, container size and spacing shall be specified to achieve a filled in landscape within 2 years of installation and to allow sustained growth of planting materials.

Turf shall be installed from sod. Lawn alternative grasses (mowed or no-mow) that use less water are encouraged and can be installed from sod, plugs or containers depending on availability and industry recommendations. Hydroseed applications may be considered but are subject to the review and approval of the Planning Director.

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material shall be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate) primarily for slope areas for erosion control purposes.

In general, shrubs shall be installed from a minimum of 5 gallon containers. For required screening, 15 gallon shrubs shall installed and spaced a maximum of 36”-48” on center.

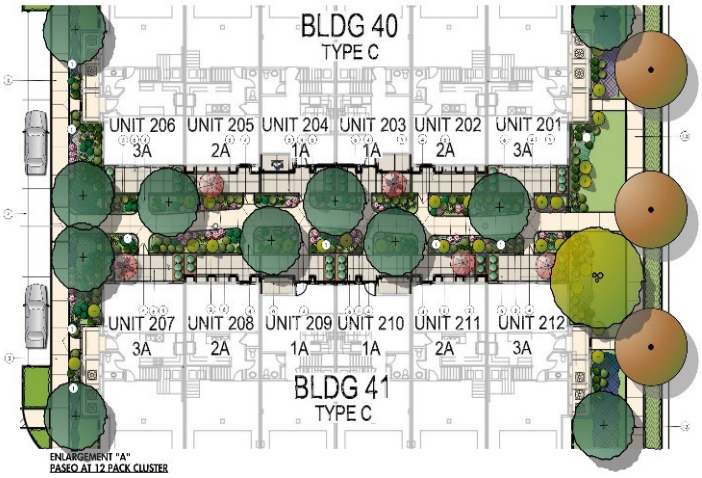


Illustration showing larger specimen tree at focal point, with maximized exterior, interior, and street tree quantities.

Trees to be installed at a rate of one every 30 feet of building frontage with 15 gallon trees, minimum. Exact tree spacing dependent on tree variety, canopy width, and utilities. Larger container sizes and/or additional trees may be required. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

The minimum container size for interior lot trees shall be 15 gallon. Tree sizes are to meet the following percentages, 24 inch box (or larger) at a minimum of 35% and 15 gallon at a maximum of 65% of the total trees.

Example of planting for a narrow space that provides interest through variety.

Mature specimen trees in 36 and 48 inch boxes shall be provided for larger or prominent projects in sufficient quantity, subject to the approval of the director, to provide variety and emphasis at entries and main focal areas.

Tall narrow trees or small patio trees (both with restricted mature width) shall be used where larger canopy trees would interfere with buildings, signage, lighting, or fire equipment access.

Small scale landscaping at sidewalk edges is to be provided to allow unobstructed pedestrian traffic and to minimize plant maintenance and waste.

Background screening shrubs are to be provided at building foundations to soften the appearance of tall unadorned walls.

Parking lot landscaping shall be pursuant to Chapter 17.188 Off-Street Parking and Section 7.1.3 Parking Lot Landscape above.

7.6 Non-Residential Landscape Standards

In addition to Section 7.1 Landscape Standards provided above, the following non-residential standards shall apply to all new and rehabilitated landscaping plans undertaken in conjunction with any private development project on commercial, industrial, mixed-use, and other nonresidential properties, or those projects requiring a grading, building, use permit, or design review.

Plant Material and Installation Standards

Plant selection, container size and spacing shall be specified to achieve an immediate effect of a filled in landscape and to allow sustained growth of planting materials.

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material shall be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate) primarily on slopes for erosion control purposes. Turf is not allowed for non-residential projects unless it provides a functional purpose vital to the project.

In general, shrubs shall be installed from a minimum of 5 gallon containers. For required screening, 15 gallon shrubs shall installed and spaced a maximum of 36”-48” on center.

Street trees to be installed at a rate of one every 30 feet of building frontage with 24” box trees, minimum. Exact tree spacing dependent on tree variety and canopy width. Larger container sizes and/or additional trees may be required. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

The minimum container size for interior lot trees shall be 15 gallon. Tree sizes are to meet the following percentages, 24 inch box (or larger) at a minimum of 35% and 15 gallon at a maximum of 65% of the total trees.

Mature specimen trees in 36 and 48 inch boxes shall be provided for larger or prominent projects in sufficient quantity, subject to the approval of the director, to provide variety and emphasis at entries main focal areas.

Tall narrow trees or small patio trees (both with restricted mature width) shall be used where larger canopy trees would interfere with buildings, signage, lighting, or fire equipment access.

Small scale landscaping at sidewalk edges is to be provided to allow unobstructed pedestrian traffic and to minimize plant maintenance and waste.

Background screening shrubs are to be provided at building foundations to soften the appearance of tall unadorned walls.

Parking lot landscaping shall be pursuant to Chapter 17.188 Off-Street Parking and Section 7.1.3 Parking Lot Landscape above.

7.7 Street Tree and Right-of-Way Landscape Standards

Street trees and Right-of-Way landscape integrate new development into existing neighborhoods, visually buffer busy streets and enhance the visual qualities and experience of streetscapes. It is the intent of the City of Wildomar to promote the planting and long–term maintenance of street trees.

General Requirements

All right-of-way landscaping shall conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department. These Road Standards may include more stringent or updated requirements. Where there appears to be conflicting standards for right-of-way landscaping between this plan and the Road Standards, the apparent conflict shall be brought to the attention of the City for review and decision regarding which standard(s) shall govern.

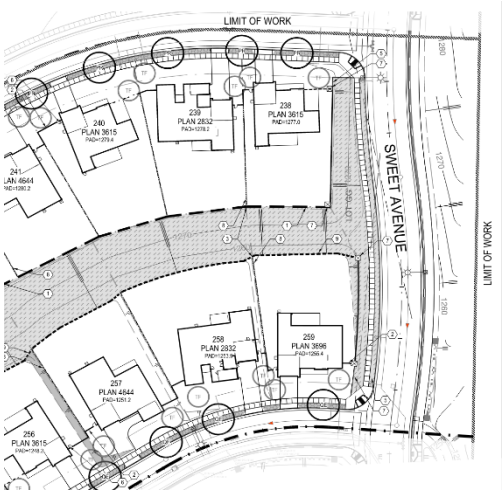
Planting of street and parkway trees shall be in accordance with these standards, all appropriate City ordinances, and standard Conditions of Approval.

New street tree planting in older and developed areas of the City shall be compatible with plantings that currently exist. New street trees shall match with tree planting in adjacent existing residential and commercial developments.

If it is not possible to match due to site constraints or there is no nearby tree planting, tree shall be selected from the City's Climate Appropriate Plant List in the Appendix which identifies street trees based on the type of street: arterial, collector or local.

Final street tree selection to be determined by the Public Works/Engineering Department.

Street tree planting in new developments shall generally require a theme tree for each street and a flowering tree flanking any project entries and drives. There should be a variety of tree types in neighborhoods to reduce potential for disease and pest problems.



For residential developments, an overall street tree plan will identify the tree species for each street, as well as the placement of front yard trees for each lot.

Minimum acceptable size of street and parkway trees shall be 24" box container size, unless larger tree container sizes are required by Conditions of Approval or as determined by the City during the landscape plan review process. A variety of container sizes are appropriate for larger parkways and projects.

Spacing of street trees shall be 30 feet on center (average), and as appropriate to selected species. Exceptions to the requirement shall be determined by the City of Wildomar Public Works/Engineering Department. Where fuel modification is required, trees may be required to provide 10 feet clear between mature tree canopies.

Street trees shall be planted in City–held or utility easements, only on approval by the Public Works/Engineering Department, and appropriate utility companies.

- Street trees are required by the City as a condition of approval for development. Property owners/developers may be required to obtain from the City a Right–of–Way Permit or

Encroachment Maintenance and Removal Agreement as determined by the Public Works/Engineering Department prior to the construction of any private improvements, including installation of required street trees, in the public rights–of–way and City–held easements.

Street trees in residential tracts shall be planted prior to issuance of occupancy permits.

- Front yards: Street trees in front yards shall be planted at the rate of three (3) trees minimum per residential lot. Two trees shall be planted on property, and one tree planted in the right–of–way (three trees are to be planted on property if there is insufficient space in the right–of–way).
- Required front yards trees, whether planted on property or in the right–of–way, shall be maintained by the individual property owner or Homeowner's Association.

Tree wells shall have an interior planting area of 25 square feet, minimum. ADA approved tree grates are to be used when well area is within pedestrian path of travel or at the City's direction.

Plant Placement and Location

Plant materials (natural mature height) and landscape improvements (boulders, fencing, walls, etc.) over 30 inches in height at street corners, in public rights–of–way, and CFD areas shall not be placed within landscape restricted zones per Sight Distance Triangle statement and illustration in Section 7.1.2.

Turf grasses (lawn) shall not be planted in right-of-way.

Trees shall be located and maintained to preserve clearance zones of at least ten feet from streetlights, fire hydrants, utility poles/meters and cable TV boxes, and backs of street and directional signs to tree trunks.

- Trees shall be planted a minimum of five feet horizontally from trunk to edge of underground utilities (verify clearances with utility companies).
- Tree placement shall be carefully determined to avoid limiting visibility of traffic control signals and signs.
- Comply with local utility companies' requirements for vegetative management and clearances in utility easements and adjacent to utility structures/facilities. The more restrictive requirements (City or utility) shall apply.

The following minimum clearances shall be observed when planting:

- Trees: 30 inches from back–of–curb and edge of sidewalk to trunk.
- Shrubs: three inches from back–of–curb and edge of sidewalk to outer spread of mature growth.

Trees planted within 6 feet of hardscape improvements, including but not limited to streets, public sidewalks, or trails (regardless of surface material), shall be separated from those surfaces by a linear root barrier to promote deep rooting and prevent physical disruption or damage. Root barriers shall be installed adjacent and parallel to hardscape elements, not encircling root balls. Root barriers are to be 24 inches deep and a minimum of 16 feet long centered on tree trunk, with increased length depending on tree species.

Plant Material Selection

Street and parkway tree species shall be approved by Public Works/Engineering Department.

Parkway widths and distance from hardscape elements shall be evaluated when selecting tree species.

The related mature growth of roots, trunk, and canopy shall be appropriate for these restricted situations.

Plant material selected for installation in rights–of–way and CFD–maintained areas shall have the following characteristics:

- trees shall be deep–rooting (no major surface roots)
- require minimal maintenance
- relatively free of diseases and pests
- low to moderate water requirements

Trees beneath overhead utility lines to have mature canopies less than height of wires and shall be approved by the utility companies prior to planting. Generally, restrict height to twenty feet maximum.

Plant Material Installation

Trees and other plant material shall be installed in accordance with Section 8.4 Landscape Maintenance.

Required front and street side yard setbacks along streets and major roads (excluding sidewalks and driveway) shall be landscaped.

Areas not planted with groundcover or paved shall be covered with mulch at 3–inch depth minimum.

Trees planted in paved areas shall have adequate space for root growth through maturity. Planting area of 25 square feet minimum shall be provided for each tree.

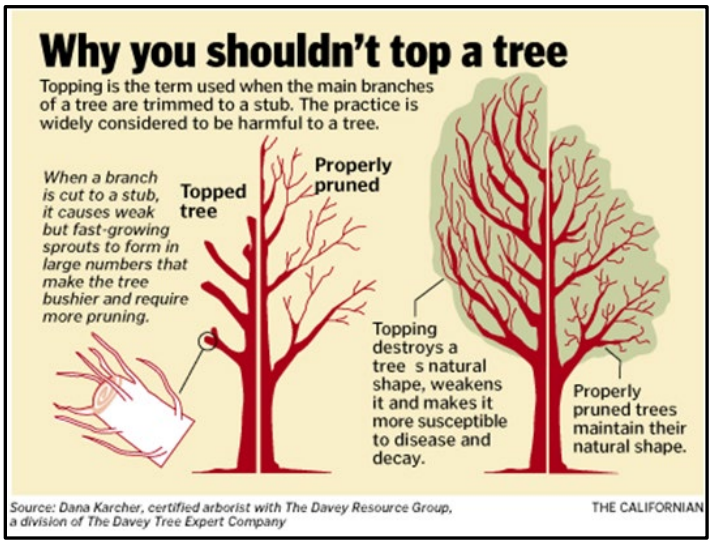
Tree grates and trunk guards shall be utilized in paved areas with pedestrian traffic.

Plant Material Maintenance

Trees and shrubs shall be pruned to avoid blocking walks, building entries, windows, etc.

Mature trees shall be maintained to create the following minimum vertical clearances between sidewalks and streets, and lowest lateral branches.

- eight (8) feet above sidewalks
- thirteen feet, six inches (13'-6") above streets



Trees shall not be topped. Tree pruning shall be in accordance with ANSI A300, and other currently adopted, arboricultural industry standards.

Shrubs to be maintained three inches from edge of sidewalks and back of curbs.

Planting areas shall be kept free of weeds and litter.

Property owners/HOA and developers shall permanently and fully maintain landscaped areas within

adjacent public rights–of–way, which are not maintained by the City–wide CFD or L&LMD.

Irrigation Requirements

Street trees shall be irrigated with fully automatic systems utilizing low volume, low flow irrigation techniques and equipment such as bubblers, drip emitters, and drip tubing.

Drip or bubbler irrigation systems shall be installed in parkways.

Irrigation shall be scheduled and maintained to eliminate runoff onto sidewalks and pavement.

Additional irrigation requirements are outlined in Section 7 Landscape Design Standards and Section 8 Public Works Landscape Standards and Maintenance Requirements.

7.8 Public Projects

Projects that are maintain by the City's Community Facilities District (CFD) include, but are not limited to, parks, open spaces, medians, and selected rights of way.

Any project that includes landscape areas under the jurisdiction of any other public agency such as California Department of Transportation (Caltrans) or California Department of Fish and Wildlife (CDFW), shall coordinate submittal, permit, and requirement expectations with those public agencies, as well as the City.

Site and landscape design for all public projects shall be fully coordinated and reviewed in the very early stages of planning. Delays in early coordination is likely to have a negative impact on the applicant's time and financial resources.

Section 7. Landscape Design Standards and Section 8. Public Works Landscape Standards and Maintenance Requirements shall be applied to CFD projects. In the case of conflicts between the sections, the City shall determine which is to take precedence.

Automatic irrigation controllers shall be as manufactured by Calsense, unless otherwise approved by the City. Consultants shall provide a Calsense Design Memo from the manufacturer's representative prior to irrigation plan approval to verify that the controller assembly includes proper specifications to integrate into the City's central irrigation control system.

All CFD maintained areas shall have separate water and electrical meters and services unless otherwise approved by the City.

PVC sleeves are required for irrigation pipes and control wires when crossing public streets.

The County of Riverside's landscape standard details (landscape construction details) shall be utilized. Additional design standards, requirements, or restrictions may be implemented at City's direction.

Public projects shall be prepared on separate landscape plans with City's engineering title block.

Medians

Drip or bubbler irrigation (low volume) shall be utilized.

Planting areas shall be within 100 feet of quick coupling valves.

Tree wells shall have an interior planting area of 25 square feet, minimum. ADA approved tree grates are to be used when well area is within pedestrian path of travel or at the City's direction.

Turf grasses (lawn) shall not be planted in medians.

Medians shall have 18–inch wide (minimum) maintenance walks adjacent to six–inch wide curbs around planting areas. Paving material shall be approved by the Engineering Department.

Medians that are five feet in width and less, shall receive enhanced paving only (no planting). Enhanced paving shall be concrete paving with special finish treatment, such as color, pattern, texture, or a combination thereof, to enhance appearance of paved areas.

Plant material in medians adjacent to turning lanes and left turn pockets, and other areas where sight distance is critical, shall be 24 inches and less in height (or enhanced paving as approved by the City).

8. PUBLIC WORKS LANDSCAPE STANDARDS AND MAINTENANCE REQUIREMENTS

This section outlines the requirements of the City of Wildomar for design and maintenance of landscapes created by new developments, the maintenance of which is financed through developer fees and assessments levied annually on property owners for Community Facilities District (CFD) improvements. These standards shall also apply to Engineering Department Capital Improvement Projects (CIP).

Comprehensive landscape plans for CFD areas shall be reviewed by the City and shall conform to requirements in this section related to workmanship, materials, and equipment in public rights–of–way and other City–dedicated areas of public works landscape improvement projects.

Plans shall be prepared in conjunction with final approved Grading Plans and Conditions of Approval. CFD plans shall be completed and approved prior to issuance of building permits.

The City may authorize extensions of time schedules relating to Preliminary CFD plans, comprehensive landscape plans, and completion of landscape improvements due to extenuating circumstances.

CFD/Public Works landscape maintenance requirements can be found in Section 8.4 Landscape Maintenance below.

- The required landscape maintenance and plant establishment period for CFD areas (excluding parks and capital improvement projects) shall be one year, unless noted otherwise. The warranty period for all CFD and public projects shall be one year from date of City acceptance.
- The Contractor shall continuously maintain landscaped areas within public rights–of–way and CFD areas during the progress of work and establishment period until final acceptance of work by the

City.

- The City reserves the right to assume maintenance of projects at the Developers' or Contractors' expense during the establishment period. Developers and Contractors may also request, at their expense, that the City assume maintenance responsibilities of the project.Bonding for CFD Improvements
- Bonds are required by the City of Wildomar in accordance with the approved bonding estimate submitted with the landscape plans. CFDs include recreational trails, parks, landscaped rights–of–way, landscaped easements, median as well as water quality BMPs and open space areas that are considered public improvements. Cash deposits and certificates of credit may also be used to bond projects. Bonds shall be posted with the Engineering/Public Works Department. If the City Engineer determines that maintenance work is not being performed to standards established within this manual, then the maintenance period shall be extended. Bonds held against projects shall not be released until CFD areas are satisfactorily maintained in accordance with these requirements, and City Council acceptance of all landscape improvements.

8.1 Preliminary Landscape Plans

Preliminary plans for each new CFD project require the review and approval by the City. Refer to Section 5. Plan Submittal and Approval Process, Section 6. Landscape Documentation Package Requirements, Section 7. Landscape Design Standards, and Section 8. Public Works Landscape Standards and Maintenance Requirements for guidance on plan preparation and design considerations.

Preliminary landscape plans shall identify CFD project boundaries including CFD, utility and City held easements, street medians, City dedicated open space and rights of way, creeks, parks, and recreational trails.

Preliminary landscape plans shall identify areas to be landscaped and display the landscape treatment of the development or project.

Preliminary landscape plans shall be approved as a condition of tentative tract maps, conditional use permits, and other discretionary actions.

Preliminary landscape plans shall be approved as a condition of tentative tract maps, conditional use permits, and other discretionary actions.

8.2 Construction Landscape Plans

Construction landscape plans for each new CFD project require the review and approval by the City. Refer to Section 5. Plan Submittal and Approval Process, Section 6. Landscape Documentation Package Requirements, Section 7. Landscape Design Standards, and Section 8. Public Works Landscape Standards and Maintenance Requirements for guidance on plan preparation and design considerations.

Construction landscape plan shall be in substantial conformance with approved preliminary landscape plans.

CFD and CIP projects shall be prepared under a separate landscape package with City's title block. The County of Riverside's landscape details shall be applied and included on plans, unless otherwise directed by the City.

The Title Sheet shall note the square footage of the combined CFD area and shall also list the CFD areas by street or subsection.

8.3 Systems and Materials Requirements

All landscape construction materials and methods for public works/CFD projects in the City of Wildomar shall conform to the Standard Specifications for Public Works Construction (Greenbook), latest adopted edition including modifications and supplements.

8.4 Landscape Maintenance

Requirements for acceptance of CFD/public works landscape improvements are outlined in Section 8.5 Inspection and Acceptance of Improvements.

8.4.1 Objectives

The objectives of this section are general results to be specified by designers and achieved by Contractors in their methods of performing work. The purpose of these objectives is to allow Contractors to assist in interpreting requirements for long–term appearance of landscaped areas, and to ensure that design criteria and objectives established by the City are met. If specified methods are not adequate to meet general appearance requirements, or if additional work and special maintenance programs are required, Contractors shall adjust maintenance schedules accordingly, with approval of the City.

City of Wildomar has established the goal of CFD landscapes to visually unify various land uses, maintain high standards of quality for community appearance, lower urban temperatures, and reduce water used for landscape irrigation.

- The objective of these landscape plantings is to establish an informal, natural appearance. Pruning activities that create formal hedge and topiary effects shall be avoided. Lawns should be minimized and well groomed, and ground covers should be maintained to have sharply defined edges adjacent to hardscape improvements.
- Landscaped areas such as street median islands, and parkways and slopes adjacent to streets, trails, and sidewalks, shall have a well-maintained appearance. Trash, as well as dead branches, leaves and flowers, should be removed from plants and landscaped areas on a continuous and regular basis, with extra attention to the appearance of highly visible areas.
- Plant masses (except groundcovers) shall be allowed to develop informal edges adjacent to structures, masonry, and other landscape elements.
- In general, plant material in CFD landscaped areas shall be selected for low water use characteristics, with a gradual transition made from normal water use during the plant establishment period, to a reduced water use situation once established. This transition shall take place over a three-to-four-month period. Irrigate only as required to allow water penetration through soil to maximum rooting depth, avoiding any run–off. After plant material is established, water only to maintain healthy plant growth.

8.4.2 Scope of Work—CFD Maintenance

Contractor shall furnish labor, equipment, materials, tools, services, and special skills to perform complete landscape maintenance of CFD areas. Scope of work shall include, but not be limited to irrigation, pruning, shaping, trimming, and training of trees, shrubs and ground cover plants; tree surgery; fertilization; cultivation; weed control; control of plant diseases and pests; mowing, thatching, and aeration of lawns; sweeping; maintenance and repairs of trails, pathways, irrigation, and drainage systems, including natural

drainage features; litter removal; removal of illegal dumping; plant replacement and other work required to maintain CFD and public landscaped areas in a safe, attractive, and usable condition. Plant material shall be maintained in healthy condition with horticulturally acceptable growth and color.

Maintenance standards in this manual shall apply to work of Developers and Contractors during the required maintenance period for CFD contract maintenance areas, City parks, and Capital Improvement Projects.

Contractor shall submit Maintenance Schedule Charts approved by the City. Schedule of maintenance operations shall include, but not be limited to, tree pruning; weed control; insecticide and herbicide application; fertilizer types and frequency of application; growth inhibitor application; thatching, mowing, and aeration of lawns. Contractor shall provide irrigation controller schedules with controller identification numbers (keyed to as–built irrigation plans), station numbers, cycles per day, total time per station per week, and comments to City for approval prior to start of the plant establishment period.

All work performed within the public right-of-way is required to provide traffic control approved by the Public Works/Engineering Department.

8.4.3 Irrigation System Maintenance

Irrigation systems shall be operated efficiently to conserve water and maintain healthy plant growth. Application of water should consider soil types, topography, weather conditions, and be tailored to distinct planting areas (hydrozones). Refer to EVMWD's guidelines for current irrigation schedule and other restrictions.

Slope irrigation shall be monitored and maintained to prevent soil saturation and run off. Contractor is responsible for replacing plant materials that die because of poor irrigation scheduling.

Contractor shall observe irrigation systems while functioning at least once every week to ensure proper and efficient operation.

Contractor shall maintain irrigation equipment to provide proper coverage and operating capability. Adjust irrigation systems to prevent excessive run–off and overspray into streets, sidewalks, rights–of–way, and other areas not intended to be irrigated. Sprinkler heads shall be maintained and adjusted, clean, and free from plant growth that may obstruct normal operation. Valves and heads shall be adjusted to keep systems operating at design pressures. Pressure–regulating valves and pressure–compensating screens shall be employed to prevent heads from fogging.

Contractor shall check weather and rain sensors monthly throughout the year to verify that sensors function properly. Normal controller schedules shall be bypassed if rainfall is sufficient to meet landscape water requirements.

Areas where irrigation system is temporarily inoperable shall be hand watered by Contractor to ensure healthy and thriving plant material. Contractor shall be responsible for providing equipment, nozzles, hoses, and couplers to accomplish the task.

Contractor shall replace plants lost due to irrigation system malfunctions, except malfunctions caused by natural disasters. Contractor is responsible for, and shall prevent to the greatest extent practicable, irrigation water run–off and overspray that impacts surrounding properties and creates traffic hazards.

Remote control valves shall not be operated manually unless electrical power is unavailable or temporarily interrupted, except for testing and periodic valve maintenance.

Moisture sensors and weather stations/sensors shall be monitored and adjusted monthly (or as required)

by the Contractor to assure proper performance.

Repairs to irrigation systems shall be made in accordance with original contract documents. Contractor shall make required repairs and operate systems as originally intended.

Contractor shall submit copies of irrigation schedules for automatic controllers to City for approval.

Irrigation system repairs caused by conditions over which Contractor has no control shall be performed by others or paid for by the City. Repairs under this category shall be extra work and are noted below:

- Loss due to theft
- Storm damage and other natural occurrences
- Damage by vandalism, and accidents caused by other than Contractor and his/her employees.

Contractor shall adjust heights of sprinkler risers to compensate for growth of plant materials.

Strainers at backflow preventers shall be flushed out semi–annually as a preventative maintenance measure.

Drip and bubbler irrigation (low volume) systems

- Strainers and filters shall be cleaned monthly, or as required, to maintain efficient operation.
- Manual flush valves shall be flushed monthly, or as required, to eliminate accumulated debris in irrigation lines.
- Plant growth and vigor shall be monitored closely for signs of stress due to lack of water, which may indicate clogged emitters and other system malfunctions.
- System pressure shall be monitored periodically to ensure proper emitter operation.

8.4.4 Planting Maintenance

Trees

Trees are a vital element of community character and provide important environmental benefits. The City's goal is to maintain trees in CFD areas, parks, and other public area facilities in a healthy, vigorous, and growing condition for current and future residents. The objective of the following guidance is to promote proper tree maintenance.

Pruning

Trees shall be pruned for safety and appearance, and to encourage sound structure, healthy growth, and good form. Pruning shall be supervised and performed by certified consulting arborists and qualified tree care personnel utilizing proper arboricultural practices.

Contractor shall provide pruning and tree care in accordance with professional tree care industry standards, including Western Chapter of the International Society of Arboriculture and National Arborist Association standards.

Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage. Major pruning of deciduous trees shall be performed during the dormant season. Damaged trees, and those that constitute health and safety hazards, shall be pruned when necessary to improve poor appearance and structure, as directed by the City's representative.

Pruning cuts shall be made just above lateral branches and buds, or just outside branch bark collars, utilizing natural target pruning practices. Stub cuts and topping shall not be permitted.

Tree pruning shall be performed in accordance with ANSI Safety and Tree Care Standards, latest published editions. Contractor shall observe adequate safety precautions for protection of tree workers and the public.

No more than 25 percent of a tree's foliage shall be removed during pruning operations unless authorized by the City representative.

Trees shall be pruned periodically (through maturity) to achieve adequate vertical clearances for vehicles, overhead utilities, and pedestrians.

Lower branches of young trees shall not be removed except for safety purposes. Lower branches may only be tipped back to encourage caliper growth large enough to support trees without stakes and guys.

Surface tree roots that present maintenance and/or safety problems may be removed or pruned upon approval by the City, especially those adjacent to paved areas. Surface roots shall be properly pruned, treated, and covered without delay.

If necessary, trees shall be trimmed during the dormant season only (November 15th to February 15th) to reduce pruning shock, allow sufficient recovery time for maximum summer shade, and lessen possibility of insect infestation.

Watering and Mulching

Watering basins shall be maintained around tree root balls during plant establishment periods. Irrigate as needed to establish adequate moisture throughout plant root zones.

Deep–rooting of trees is desirable and can be encouraged with appropriate irrigation scheduling and frequency of irrigation cycles.

Mulches shall be maintained at least three (3) inches deep to reduce evaporation and weed growth. Do not apply mulch in contact with tree trunks (maintain 6 inches clearance minimum).

Soil moisture checks shall be made periodically at locations representing various climatic exposures and plant material types. Soil moisture probes shall be used to check moisture in root balls and surrounding soil. Moisture requirements of plants shall determine watering frequency and timing by automatic irrigation systems.

Fertilizer Application and Pest Control

Fertilizers shall be City–approved, balanced commercial types determined by soils testing. Fertilizers should be applied to entire root zones of trees. Gently cultivate and thoroughly water fertilized areas to prevent burning tree roots. Apply fertilizers at minimum rates required to keep trees healthy and vigorous.

Unhealthy and/or stunted trees that fail to meet horticulturally acceptable standards for growth and vigor shall receive appropriate supplements to correct nutrient deficiencies.

Plant pests and diseases, and weeds, shall be controlled with proper application of insecticides, fungicides, and herbicides. Tree wells shall be weeded monthly.

Pesticides and herbicides shall be applied by licensed and certified pest control applicators.

Staking and Guying

Tree stakes, ties, and guys shall be checked monthly and adjusted if necessary. Ties shall be adjusted to prevent girdling of tree trunks. Broken stakes and guy wires shall be replaced. Stakes, ties, and guys shall be removed as directed by the City Representative.

Re–stake trees as deemed necessary by the City with two–inch diameter by ten–foot long treated lodge pole stakes. Tree ties shall be flexible vinyl straps. Nail straps to sides of stakes with one–inch roofing nails.

Stakes on fast–growing tree species, such as Eucalyptus species, shall be removed one year after planting, or at the start of the next growing season, whichever comes first.

For trees other than fast–growing species, existing stakes and guys shall be removed after two years, or after trees attain a trunk caliper of four inches. If trees are unable to support themselves, removal of stakes shall be determined by the City.

In CFD areas, 15-gallon size trees shall be double–staked, 24– and 36–inch box size trees shall be double–staked or guyed, and trees larger than 36–inch box size shall be guyed, unless directed otherwise by City representative.

Shrubs

Shrubs shall be maintained to promote vigorous and healthy growth in accordance with standard horticultural practices. Utilize proper pruning techniques, fertilizer applications, and pest control procedures.

Pruning

Prune shrubs as required to maintain public safety, as well as general health and appearance of plants.

Shrubs shall not be clipped into topiary forms. Natural characteristics and branching structure of plants shall be retained.

Pruning cuts shall be made just above lateral branches and buds, and just outside branch bark collars. Stubbing shall not be permitted.

Pruning shall be accomplished by removing woody stems from inside of shrubs at least twice yearly. Heading back of shrubs shall be performed only after completion of interior selective branch pruning. Shrubs shall not be sheared and hedged unless directed by the City.

Dead flower stalks and spent blossoms shall be removed regularly for a tidy, well–groomed appearance.

Fertilizer Application and Pest Control

City–approved balanced commercial fertilizers shall be applied to promote optimum growth and vigor. Fertilizers shall be watered in after application to prevent burning of plant tissues.

Insecticides, fungicides, and herbicides shall be applied as necessary by licensed pest control applicators only.

Mulches shall be maintained uniformly at least three (3) inches deep to reduce evaporation and weed growth. Do not apply mulch in contact with shrub stems.

Vines

Vines shall be maintained to promote vigorous and healthy growth in accordance with best horticultural standards. Utilize proper watering, tying, fertilizing, and pest control procedures to promote optimum growth.

Deep water vines in planting pockets to assure optimum growth and root depth.

Prune and maintain espaliered vines properly. Nails shall not be used in masonry walls. Secure vines with epoxy vine ties to promote directional growth.

City–approved, balanced commercial fertilizers shall be applied to promote optimum growth and vigor. Vines shall be watered after fertilizer application to prevent burning of roots.

Insecticides, fungicides, and herbicides shall be applied as necessary by licensed pest control applicators only.

Groundcover

Ground cover shall be maintained to promote vigorous and healthy growth according to best horticultural standards. Utilize proper trimming, fertilizing, pest control, and renovation procedures.

Trimming

Groundcover shall be maintained within intended planting areas. Maintain edges of planting so that groundcover does not encroach into lawns, shrub beds, sidewalks, and adjacent areas.

Groundcover shall be trimmed away from controller enclosures, valve boxes, quick couplers, other plants, structures and walls, and walks. Maintain well–edged beds adjacent to walks for best appearance and safety.

Fertilizer

Apply City–approved, balanced commercial fertilizers at minimum rates required to promote healthy and vigorous growth. One application should be in early spring after new growth begins.

Pest Control

Groundcover areas shall be cultivated regularly and kept free of litter.

Control weeds, insects, diseases, gophers and snails.

Chemical pest controls shall be applied only if necessary by licensed pest control applicators.

Renovation and Replacements

Groundcover shall be renovated by cutting and mowing to promote new vigorous growth. Apply City–approved, balanced commercial fertilizer after renovation of groundcover areas.

If replanting is required to replace dead groundcover areas, then replacements shall be determined by City, using cuttings from adjacent groundcover areas, or other approved sources.

Lawns

Lawns shall be maintained to promote vigorous and healthy growth in accordance with best horticultural standards. Utilize proper watering, mowing, renovation, fertilizing, and pest control procedures.

Watering

Lawns shall be irrigated to maintain healthy seasonal growth and to encourage deep rooting. Avoid daily irrigation in favor of every other day, or twice weekly. Additional irrigations may be scheduled if unusually hot and dry weather conditions prevail for extended periods of time. Lawn areas shall not be in soggy, saturated condition, especially before mowing and aeration operations.

Mowing and Edging

Lawns shall be mowed to an optimum height on a weekly basis during growing seasons. Frequency of mowing should decrease during cooler months. Rotary and reel (for Bermuda grass) mowers with sharp blades shall be used. Avoid removing more than one–third of grass blade length at one mowing.

Damage to trees, obstacles, and lawns caused by wheel ruts shall be repaired by Contractor. Grass clippings shall be mulched in place with mulching mowers.

Trimming and edging shall be performed weekly. Frequency of trimming and edging may need to be adjusted during cooler months.

Renovation

Lawn areas shall be renovated yearly when the least amount of stress to lawns is likely, usually in winter. Scheduling shall be recorded on Maintenance Schedule Charts approved by the City.

Lawns shall be mechanically aerated with plug aerators (one–half inch tines minimum) at least yearly to reduce compaction and improve water penetration to roots. Hybrid Bermuda grass shall be verticut as required to remove thatch.

Shaded and well–worn areas of lawn shall be re–seeded with approved seed species.

Fertilizing

City–approved, balanced commercial fertilizers should be applied to keep lawns green and healthy. Fertilizer types will vary seasonally in accordance with good turf management practices.

Pest Control

Lawn areas shall be inspected regularly for signs of diseases and pests. Contractor shall have licensed pest control applicators apply appropriate controls at recommended rates.

Contractor shall maintain weed–free lawns by approved means. Contractor shall exercise caution if applying chemicals to control weeds to avoid damage to lawns and adjacent areas. Before herbicide applications are made, lawns should be well–established and in vigorous condition.

Hydroseeded Planting

Hydroseeded areas shall be maintained in the same manner as ground cover areas.

Pest Control

Contractor shall provide complete and continuous control and eradication of plant pests and diseases, including weeds. Comply with City, County, State, and Federal regulations and laws regarding chemical controls.

Contractor shall assume liability and responsibility for use of chemical controls.

Procedures for chemical use shall follow those outlined by State of California Department of Food and Agriculture, and County of Riverside for safe handling of pesticides, fungicides, and herbicides.

Contractor shall obtain all necessary licenses for application of pesticides.

Weed Control

All planting areas, including basins, shall be free of weeds.

Open space areas adjacent to homes shall be kept free of weeds.

Weeds shall be removed in street median islands, including those growing in paved and unpaved areas.

Trees in lawn areas shall have 36–inch diameter mulched circle maintained around bases of trunks. Avoid damage to tree trunks and roots by machinery and excess water. Properly applied growth regulators may be used to control vegetation in open areas around trees. Use mulches to help prevent weed seed germination. Weeds that have germinated shall be eradicated (do not use string trimmers near tree trunks) within three weeks of germination, or before setting seed.

Weeds shall be completely removed from lawn and shrub areas, groundcover beds, and planters. Remove weeds weekly from cracks in paved areas: sidewalks, curbs, asphalt, hardscape, and areas covered with ornamental rocks. For the purpose of these requirements, weeds will be considered as any undesirable or troublesome plants. Weeds shall be controlled by hand, mechanical, or chemical methods. The City may restrict use of chemical weed control in certain areas.

Groundcover and hydroseeded plants that occur within four feet of improved surfaces (sidewalks, service roads, and pathways) should be continuously trimmed so that height does not exceed 12 inches.

Invasive plants are unacceptable in CFD–maintained areas and shall be promptly removed.

Annual plants over six inches in height shall be mechanically controlled upon completion of growth cycle in areas deemed necessary by the City.

Fertilizer Application

Contractor shall inform City at least 48 hours before beginning fertilizer application. Contractor shall have previously submitted schedules showing sites, dates, approximate times of fertilizer application, type of fertilizer and quantity of fertilizer to be applied.

Fertilizers shall be delivered in original unopened containers bearing manufacturers' guaranteed analysis. Damaged packages will not be acceptable to the City. Contractor shall furnish the City with duplicate signed legible copies of certificates and invoices for fertilizer. Invoices shall state grade and quantity of fertilizer delivered to site. Copies retained by the City and Contractor shall be signed by the City's Representative before materials may be used. Contractor shall not begin fertilizer application until requirements noted above have been met.

Fertilizers shall have City–approved guaranteed analysis. Contractor shall follow the amendment recommendations of the soils report for type and application rate.

Fertilizers shall be applied to lawns at times noted below.

- Nitrogen: as needed to maintain health and appearance
- Complete: October 1-15, March 1-15

Fertilizers shall be applied to shrubs, groundcover, and small trees (three-inch caliper and smaller) at times noted below.

- Complete: March 1-15, July 1-15, October 1-15

Adequate irrigation shall precede and immediately follow applications to carry fertilizers into soil. After fertilizer applications, adjust irrigation schedules to eliminate runoff and leaching of fertilizers.

Weather conditions may require adjustments to fertilizer application schedules. If possible, avoid application of fertilizers prior to forecast of windy weather and heavy rains.

Precautions shall be taken during broadcast application of fertilizers with cyclone spreaders to avoid overthrow onto paved areas. Use of gravity flow spreaders is encouraged to keep fertilizers contained in planting areas, eliminating, or reducing sidewalk stains.

Fertilizer tablets shall be applied to new replacement trees and shrubs at manufacturer's recommended rate of application. Tablets (21–gram) shall also be applied to trees and shrubs that require supplemental fertilization. Annual fall fertilization of trees and shrubs shall be at the rate of one 21–gram tablet for each one–half inch of trunk caliper. Place tablets six to eight inches into root zones with soil probes and water in thoroughly.

Replacement of Plant Material

To ensure vigorous, healthy growth and pleasant appearance of plantings in CFD areas, it may be desirable to replace plants periodically. Plant replacement shall be determined by the City. Plants may be provided and installed by City forces at no expense to Contractor (if plants are not under Developer's or Contractor's guarantee/warranty) or may be replaced by Contractor with cost negotiated prior to planting.

Contractor shall notify City representative within two days of plant material losses due to any cause. Dead plants that are not replaced within one week after notification will be replaced by the City at Contractor's expense.

Contractor shall supply labor and materials to replace plants that are damaged or die resulting from Contractor's faulty maintenance or negligence. Container sizes and species of replacement plant materials shall be determined by the City Representative.

Plants damaged due to storm events or other natural causes, vehicular damage, theft, or events not resulting from negligence or inadequate performance of work by Contractor shall be replaced–in–kind with sizes as approved by the City. At City's request, Contractor may supply and install replacement plants selected by City's Representative and shall bill total replacement costs separately from normal maintenance billing.

Replacement planting shall conform to the requirements herein.

8.4.5 Maintenance of Open Space Areas

Open space areas designated by easement or dedication are necessary to protect resources, relieve density of community development, and provide greenbelt buffers between built–up neighborhoods.

- The City's goal is to establish healthy native plant communities in designated open space areas, and to maintain these areas as close as possible to natural conditions prevailing in the region.
- The City Engineer and/or Public Works Maintenance Operations Manager shall determine maintenance activities and practices in open space areas that best meet public works requirements for safety and appearance.
- Litter and trash removal shall be scheduled monthly, or more often as required.

8.4.6 Clean-Up

Contractor shall promptly remove landscape debris generated by pruning, trimming, weeding, edging, and other work required in CFD–maintained areas. Areas near public streets, walks, driveways, and paved areas shall be cleaned immediately with suitable equipment. Debris and green waste shall be removed and disposed of off–site in a legal manner. No debris will be allowed to remain in CFD public areas at end of workdays.

Contractor shall remove litter from CFD areas immediately. Litter shall include, but is not limited to, bottles, animal droppings, cans, paper, cardboard, metallic items and other debris, and illegally dumped materials.

Shrub areas not planted with ground cover shall be raked, weeded, and cultivated at least twice monthly.

Walks shall be kept clean and free of soil, debris, and hazards to foot traffic at all times during maintenance operations.

8.5 Inspection and Acceptance of Improvements

The purpose of inspections on landscape projects is to determine substantial conformance to approved landscape plans, and to verify project Conditions of Approval are met prior to acceptance of the project by the City.

Inspections by the City's Representative are required during installation of landscape improvements on all projects. Inspections shall be made, and work accepted by the City's Representative before projects can receive final acceptance from the City. Contractor shall request inspections by notifying the City at least 48 hours (two working days) in advance of scheduled inspection times. Notification should be made by Owner's or Developer's representative, and only when Contractor agrees that work is completed and ready for inspection. If scheduled inspection visits cannot be performed due to incomplete work or Contractor's absence, then Owner/Developer will be charged for additional time for rescheduled inspections.

Changes

Revisions to approved landscape plans shall be reviewed and accepted by the City before work is performed, to verify that the revisions are consistent with original construction documents. Submit two sets of revised plans to the City for review. Refer to Submittal Requirements for additional information.

Changes in the field to approved landscape construction documents (materials and installation) shall be prohibited unless written approval of changes are provided by the City's Representative. Approved field changes shall be reflected on record drawings submitted to City at project closeout.

8.5.1 Inspection Requirements

Work items listed below are subject to inspection by the City's Representative. Inspection requirements are variable from project to project and shall be determined during the plan review and approval process. However, additional inspections other than the following may be required during the course of work as determined by the City's representative.

Required inspections

Some may be combined into one site visit, if possible

Pre–construction meeting prior to start of work

Grading and Construction

- Finish grading.
- Staking of flatwork.
- Concrete formwork and reinforcement.
- Trail improvements.
- Boulder placement.

Irrigation

- Trenching for irrigation main lines and lateral pipe.
- Installation and pressure testing of main lines and lateral lines prior to backfilling trenches.
- Installation and testing of backflow prevention devices, remote control valves, control wires, and automatic controllers.
- Operation and coverage tests (prior to planting) after irrigation system completion.

Planting

- Soil preparation and application of amendments (supply delivery slips and invoices).
- Completion of finish grading prior to planting.
- Approval of plant materials upon delivery to site.
- Tree and shrub locations, before excavation of planting pits.
- Installation of plant material.

Completion and Maintenance

- Approval/acceptance of completed landscape installation, start of maintenance period.
- Final site inspection at completion of maintenance period.
- Additional inspections may be required as determined by the City's Representative.

CFD Inspections

Initial inspections of completed CFD area landscape improvements shall be performed prior to start of the maintenance and plant establishment period. Work shall be complete and in accordance with City requirements as determined by the City representative.

- Upon completion of irrigation installation, the entire Calsense controller assembly(s) shall be inspected and tested for proper connections, and complete and full operation by the Calsense field service representative, including full and proper operation and interface with flow sensor, sensor data interface, master control valve, and other sensor components as installed. Written certification of installation and operation in accordance with manufacturer's specifications shall be provided to the City's representative.

Projects in CFD areas that have not been maintained to City standards during maintenance period shall be held without acceptance until requirements and conditions of the project and City have been met.

Final inspections of CFD improvements shall be performed at the end of the maintenance period. City representative will determine whether or not maintenance requirements have been met by Contractor prior final acceptance/notice of completion. Refer to Section 8.5.2 Acceptance of Improvements, Subsection CFD Public Works Acceptance Procedures below.

8.5.2 Acceptance of Improvements

Acceptance of CFD and public works landscape improvements by the City will be made after work is substantially complete in accordance with approved construction documents and City of Wildomar landscape standards.

Maintenance/plant establishment and warranty periods shall be for the following time periods unless otherwise approved by the City:

- Parks: Owner or agent in control of properties shall maintain planting and irrigation systems for ninety (90) calendar days. Warranty period shall be for one (1) calendar year.
- CFD areas, except parks: Owner or agent in control of properties shall maintain planting and irrigation systems for one (1) calendar year. Warranty period shall be for one (1) calendar year.
- All other public works projects: As specified in the approved construction documents

After final inspection of improvements by City's Representative at the satisfactory conclusion of maintenance and the plant establishment period, and City acceptance of improvements, the Community Facilities District will be available to service the area for continuing maintenance, formally relieving Contractor of maintenance responsibilities.

CFD Public Works Acceptance Standards

Landscape improvements, walls, walkways, curbs, utilities, trails, benches, public improvements, and special conditions required within Community Facilities District and public works project boundaries shall be provided in accordance with approved construction documents prior to initial inspection and City acceptance of improvements.

Standards outlined below shall be met prior to final inspection by the City's Representative.

Lawn

Lawn areas shall be completely filled in with grass. Turf shall be green and healthy with no discolored and dead patches, weeds, and insect pests. Turf shall be mowed weekly for at least two consecutive weeks, and at correct mowing heights.

Hydroseeded areas (non–turf)

Plant material shall be at least three inches in height, with 90 percent coverage of hydroseeded areas. If hydroseed has not germinated within 30 days after application, then bare areas shall be re–seeded. At that time, all hydroseeded areas shall be free of weeds and litter.

Hand–planted groundcover

Planted areas shall be healthy, vigorous, and free of weeds and litter.

Shrubs, Vines, and Trees

Plant material shall be healthy, showing no signs of discoloration, injury, fungus, and insect infestation. Plants shall be pruned, trimmed, and neat in appearance. Trees shall be staked as required with approved tree ties. Nursery tape shall be removed.

Irrigation

Irrigation systems shall be fully functional and operating in accordance with project construction documents and City landscape standards.

Trails

Decomposed granite trails shall be stabilized and include all items indicated per the relevant Riverside County TLMA details for trails and decomposed granite surfacing. Stabilizer specifications to be submitted for review prior to implementation.

CFD Public Works Acceptance Procedures

The City's Representative will recommend acceptance of improvements in CFD—maintained areas after initial inspections are performed. Work shall be substantially complete as determined by the City's Representative.

After initial inspection and approval of installation work by the City's representative, and provided that project Conditions of Approval have been met, the Contractor shall begin the maintenance/plant establishment period.

After initial acceptance, bonds, cash deposits, and secured letters of credit held against Developer or Contractor may be reduced.

At end of the maintenance and plant establishment period, the project shall undergo final inspection by City's representative for turnover to the CFD. Final release of bonds, cash deposits, and secured letters of credit will take place after satisfactory completion of maintenance/plant establishment period and upon approval by the City Engineer.

Acceptance of other public landscape improvements after construction and maintenance period are completed shall be based on condition of the project at final inspection. City's Representative shall determine whether requirements have been met, procedures followed, and equipment installed satisfactorily before recommending acceptance of the project.

9. GLOSSARY

For purposes only of this document, the terms used have the following meaning:

Applied Water. The portion of water supplied by the irrigation system to the landscape.

Artificial Turf. A product manufactured from synthetic materials that simulate the appearance of natural turf, grass, sod, or lawn. Indoor or outdoor plastic or nylon carpet is not considered artificial turf.

Automatic Irrigation Controller. A timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

Backflow Prevention Device. A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

Certificate of Completion. The document required prior to the issuance of a Certificate of Occupancy or at the request for final landscape inspection, refer to Appendix.

Certified Irrigation Designer. A person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program or the Irrigation Association's Certified Irrigation Designer program Certified Landscape Irrigation Auditor. A person certified to perform landscape irrigation by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program or the Irrigation Association's Certified Landscape Irrigation Auditor program.

Check Valve or Anti-Drain Valve. A valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

Compost. The safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

Conversion Factor (0.62). The number that converts acre-inches per acre per year to gallons per square foot per year.

Distribution Uniformity. The measure of the uniformity of irrigation water over a defined area.

Drip Irrigation. Any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

Established Landscape. The point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

ET Adjustment Factor or ETAF. A factor of.55 for residential areas and .45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

Evapotranspiration. The process by which a quantity of water evaporates from adjacent soil and other surfaces and is transpired by plants during a specified time. Reference evapotranspiration for Wildomar is 55.0.

Flow Sensor. An inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic combination flow sensor/controller may also function as a landscape water meter or submeter.

Hardscapes. Any durable material (pervious and non-pervious). Concrete, asphalt, cobble, gravel, and decomposed granite are considered hardscape materials and therefore not included in the water budget calculation.

Hydrozone. A portion of the landscaped area having plants with similar water needs and rooting depth that are served by one irrigation valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated.

Invasive Species. Non-indigenous species (e.g., plants or animals) that adversely affect the habitats they invade economically, environmentally, or ecologically and includes those species listed within the Western Riverside County Multi-Species Habitat Conservation Plan as such plan may be amended from time to time and any invasive species identified as such by the city. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

Irrigation Audit. An in-depth evaluation of the performance of an irrigation system conducted by a certified landscape irrigation auditor. An irrigation audit includes, but is not limited to inspection, system tune-up, system test with distribution uniformity or emission uniformity reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S Environmental Protection Agency Watersense labeled auditing program.

Landscape Area or LA. All the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). Landscape Area includes Special Landscape Areas as defined below.

Licensed Landscape Architect. A person who holds a license to practice landscape architecture in the State of California pursuant to the California Business and Professions Code section 5615.

Licensed Landscape Contractor. A person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

Local Water Purveyor. Any entity, including a public agency, city, county, or private water company that provides retail water service.

Low Volume Irrigation. The application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

Maximum Applied Water Allowance or MAWA. The upper limit of annual applied water for the established landscaped area.

Mulch. Any material placed on the soil to conserve soil moisture, moderate soil temperature, prevent soil erosion and/or prevent weed growth, including such materials as bark, wood chips, rock, gravel, decomposed granite, or other suitable material.

Non-Residential Landscape. Landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas

of common interest development with designated recreational areas.

Overspray. The irrigation water which is delivered beyond the target area.

Pervious. Any surface or material that allows the passage of water through the material and into the underlying soil.

Plant Factor. A value that, when multiplied by ETO, estimates the amount of water needed by plants. For purposes of this document, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors used shall be derived from the current publication of the Water Use Classification of Landscape Species (WULCOLS). Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

Recreational Area. Areas, excluding private single family residential areas, designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters or golf courses, tees, fairways, roughs, surrounds and greens.

Recycled Water. Any kind of treated, reclaimed, or recycled wastewater of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

Reference Evapotranspiration or ETo. A standard measurement of environmental parameters which affect the water use of plants and is 55.0 inches per year for purposes of this document.

Rehabilitated Landscape. Any re-landscaping project that requires a permit, plan check, or design review, meets the applicability requirements of Section 16.28.020 and the modified landscape area is equal to or greater than two thousand five hundred (2,500) square feet.

Residential Landscapes. Landscaping surrounding single or multi-family homes.

Runoff. Water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

Special landscape Area or SLA. An area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

Water Feature. A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

WUCOLS. The Water Use Classification of Landscape Species published by the University of California Cooperative Extension, and the Department of Water Resources. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley. The most current publication, region, and plant classification shall be used.

APPENDIX 10.1 CITY OF WILDOMAR

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55.0

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas	All irrigated areas of the landscape, water surface area of water features Do not include hardscape material areas such as cobble or decomposed granite						
See below for:							
Description	PF		IE				
				Totals	(A)	(B)	
Special Landscape Areas	Sports Fields, Edible Landscape Areas, Landscape Areas Irrigated with Recycled Water, and Temporary Landscape areas (under 1 year) Water features are not SLAs, include in the RLA section						
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	
						Maximum Allowed Water Allowance (MAWA)[e]	

[a] *Hydrozone #/Description*	*PF Range*
1 cool season turf	*0.7 - 0.8*
2 warm season turf	*0.7 - 0.6*
3 low water use shrubs	*0.1 - 0.3*
4 moderate water use trees	*0.4 - 0.6*

[b] ***Irrigation Method***
overhead spray
drip
bubbler

[c] ***Irrigation Efficiency (IE)***
0.75
0.81
0.81

[d] ***ETWU* (Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	**B ÷ A**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	**(B+D) ÷ (A+C)**

APPENDIX 10.2 CITY OF WILDOMAR

PRELIMINARY LANDSCAPE REVIEW COMMENTS

Case No.:		Project Type/Location:	
Review Date:	1:	2:	3:
Review By: JNL	Firm: Architerra Design Group	City Representative: Abdu Lachgar / Matthew Bassi	
Recommended for Approval?			

Checklist Key:	
☐	Provided or Not Applicable
■	Needed

Received Date: _____
Due Date: _____
Returned Date: _____

It is the responsibility of the applicant and landscape architect to be aware of and comply with the Landscape Design Standards and Guidelines, as well as the current policies of the City and State of California.
Refer to the Guidelines document on the City's website under Planning Department Documents for additional requirements and clarification of checklist items and on-plan redlines comments.

General

☐ 1 Plan is clear and legible, plan and fonts are of adequate size, minimum 1/8"
☐ 2 Plan scale and north arrow is noted
☐ 3 Number individual sheets and provide sheet index
☐ 4 Project type: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 5 Project identification: tract no., phase, address
☐ 6 Vicinity map with street and freeway configurations
☐ 7 Firm name, address and phone number of applicant, project consultants and landscape architect, lead contact's name and email address
☐ 8 Landscape architect's stamp with current renewal date on each sheet
☐ 9 Label adjacent properties and street names
☐ 10 Show and label structures, walls, fences, gates, curbs, headers, paving, walkways, trails
☐ 11 Show and label utilities, light standards, fire hydrants, storm drains, water meters, transformers, etc.
☐ 12 Project limits of work, easements, property lines, right-of-way, etc.
☐ 13 Matchlines and sheet references are provided, sheet key map when multiple sheets are utilized
14 Quantities section, indicate by street or sub-section if fragmented:
☐ a square footage of project
☐ b square footage and percentage of new landscape area
☐ c square footage and percentage of rehabilitated landscape area
☐ d square footage and percentage of turf area (less than 30% of total landscape area)
☐ e list number of uncovered parking spaces, related % shade requirement and demonstrate compliance with 15 year tree canopy
☐ f square footage and percentage of parking lot landscaping
15 Maintenance responsibility noted:
☐ a all improvements are to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner
☐ b all improvements are to be maintained by the property owner
☐ c all improvements are to be maintained by the city
☐ d all improvements are to be maintained by the association

Preliminary Landscape Plan

☐ 1 Plan to convey a complete planting program though specific plant palettes and identifying plant symbols or hatches
☐ 2 Plant material appropriate for sun / shade / parking lot or corner sight restrictions / bioretention areas / fire restrictions / regional conditions: revise:
3 Trees:
☐ a placement considering views and solar effect
☐ b placement of trees to be outside of utility setbacks or easements
☐ 1) 5' from property line, fire hydrant, water or sewer line, water meter, backflow, sewer clean out
☐ 2) 10' from street light or power pole, no combustible material provided within 10' of power poles
☐ 3) mature height no taller than 15' if planted under utility wires
☐ c symbol diameter represented at 15 year growth
☐ d root barriers within 6' of hardscape (24" deep, 16' in length), include manufacturer, model number and detail with length and burial depth
☐ e tree guards or mulch rings for trees in turf
☐ f existing trees shown on plans, note to remove or to remain, indicate if protected tree and demonstrate/note replacement compliance
☐ g no trees located within bumper overhang areas
4 Street trees:
☐ a minimum 24" box
☐ b species and spacing conform to adjacent tracts
☐ c species for city-maintained landscapes selected from Street Tree Palette (Appendix 10)
☐ d species appropriate for planter width provided
☐ e standard form, no low branching or multi

APPENDIX 10.2 CITY OF WILDOMAR

PRELIMINARY LANDSCAPE REVIEW COMMENTS

5 Shrubs:
- ☐ a minimum 5 gallon
- ☐ b shrubs planted in drifts spaced to appear as masses, not spotty placement of singular shrubs
- ☐ c avoid plants that require trimming to be kept at controlled height or width
- ☐ d avoid monocultural plantings, provide additional plant material with varying characteristics

6 Ground cover:
- ☐ a minimum 1 gallon
- ☐ b 3" minimum depth of shredded bark mulch in all planter areas, excluding turf and hydroseeded areas
- ☐ c avoid wide spreading groundcovers in narrow or restricted areas / note setback distance from hardscape to be least 1/2 of mature growth
- ☐ d decorative nonliving landscape suitable to location proposed - type & color specified

7 Turf:
- ☐ a warm season variety
- ☐ b not to exceed 30% of total landscape area, actual % must provide compliant water budget calculations
- ☐ c not permitted in planters under 10' wide or adjacent to walls
- ☐ d restrict to 4:1 slopes or less
- ☐ e specified only for play areas or functional uses

8 Slopes 3:1 or greater:
- ☐ a plant material and mulch suitable for slope use and prevention of surface erosion
- ☐ b 3' or more vertical height - permanent ground covers, size and spacing to achieve solid cover within 2 years
- c 8' or more vertical height, in addition to groundcovers:
  - ☐ 1) one shrub per 100 s.f., 60% 1 gallon and 40% 5 gallon
  - ☐ 2) one 15 gallon tree per 500 s.f.
- ☐ d groundcover 12" on center spacing maximum if from flats - slopes only

☐ 9 Hydroseed mix specified, botanical and common names, purity and germination, use of hydroseed is subject to review and approval use of hydroseed is subject to review and approval, onsite hydroseeded slopes shall be permanently irrigated

10 Legend:
- ☐ a symbol
- ☐ b botanical and common names
- ☐ c quantities / square footage for hatches
- ☐ d container size
- ☐ e spacing
- ☐ f water use classification
- ☐ g notations
- ☐ h origin - native or non-native
- ☐ i foliage type - evergreen or deciduous

11 Hydrozones:
- ☐ a plant material grouped into compatible hydrozones
- ☐ b identify special landscape areas such as: recreation, recycled water, edible plants, etc.

12 Water features:
- ☐ a identify as recirculating
- ☐ b surface area included in preliminary water budget calculations, high water use in Regular Landscape Area (not SLA)

☐ 13 Sight distance triangles: for commercial driveways and corners use 25 '/ 25' / 45 ° and for residential driveways use 15 '/ 15' / 45°, all plant material within line of sight impact area to be naturally 30" or under. Do not rely on trimming to control shrub or groundcover height.

☐ 14 Add note: Preliminary agronomic soil analysis and recommendations report to be obtained early in the design phase and shall be included on construction plans. All related notes, details and specifications shall be reviewed and revised to refer to soil recommendations report.

☐ 15 Provide preliminary details and/or sections for:

☐ 16 Concrete step-out stripes where parking spaces are adjacent to landscape areas, 18" wide from face of curb or 12" if integral pour with curb

☐ 17 Concrete headers to separate turf and planter areas, or private and public maintained areas, min. 6" wide

☐ 18 Statement of intended irrigation type and water efficient landscape ordinance compliance

☐ 19 Preliminary water efficient landscape worksheet, to include hydrozone information that coordinates with preliminary planting legend and layout. Worksheet to illustrate WELO compliance through calculated MAWA and ETWU.

☐ 20 Note that all equipment and plans shall conform to recycled water use requirements and considerations - if applicable

Preliminary Shading Plan

☐ 1 Trees proposed for shading at parking areas are species growing a minimum of 30 feet wide at maturity (15 years growth)

☐ 2 Minimum shading requirement based on number of stalls has been met
required: 30% for 0-24 spaces , 40% for 25-49 spaces, or 50% for 50+ spaces
area to be calculated based on actual canopy over parking stall area; shade over planters, aisles, and driveways are excluded

☐ 3 Parking lot shade trees shall be 15 gallon minimum

☐ 4 Tree wells at double rows shall be a minimum 25 square feet interior area

☐ 5 Shade trees at head of stalls shall be provided at a rate of 1 tree per every 3 uncovered stalls; a calculation is provided demonstrating compliance
a calculation is provided demonstrating compliance

APPENDIX 10.2

CITY OF WILDOMAR

PRELIMINARY LANDSCAPE REVIEW COMMENTS

Conceptual Fuel Modification Plan - For Projects Identified in the Very High Fire Hazard Severity Zone of the LRA

- ☐ 1 Delineation of fuel modification zones clearly illustrated on plan with detailed zone description
- ☐ 2 Copy of the "Horizontal Spacing and Vertical Separation Requirements" shown on the plans
- ☐ 3 Copy of the "Undesirable Plant Species" list shown on plans
- ☐ 4 Areas of existing undesirable plants to be removed shown on plans
- ☐ 5 Areas of proposed planting to be provided shown on plans
- ☐ 6 All tract and proprey boundaries shown on plan
- ☐ 7 All onsite structures shown on plan and all offfsite structures within 200 feet of onsite structures shown on plan
- ☐ 8 Note that no combustible mulch shall be provided within the Ember-Resistant Zone within 5' of any structure
- ☐ 9 All mulch areas clearly identified for both combustible and non-combustible mulchs by hatch, color hatch, or a separate diagram if needed
- ☐ 10 All slope areas are identified and slope contours and slope percentages are shown on plan
  Plan indicate distances from structures to any adjacent top of slope areas, 20 feet minimum flat area required between
- ☐ 11 Location of all required fire access roads for multi-family residential and commercial developments
  Fire access roads shall be labeled and the required minimum width dimensioned
- ☐ 12 Note on plans that fire access roads shall be maintained clear 13'-6" high and the required width based upon the project type and/or ass determined by the Wildomar Fire Marshal
- ☐ 13 Projects with buildings requiring ladder pads shall show the location on plans
  Trees located adjacent to fire pad so that mature canopy does not encroach into vertical and horizontal ladder access areas
- ☐ 14 Location of ladder pads access pads, demonstrating trees shall not interfere with ladder access groundcover or non-combustible decorative pad material to be fire resistant groundcover growing 3" - 12" max or non-combustible mulch or equal
- ☐ 15 No shrubs growing greater than 6' at maturity
- ☐ 16 No species from the Fuel Modification Undesireable Plant Species list utilized
- ☐ 17 No tree canopies within 10' of any structures; trees spaced with 10' min. between mature canopies
- ☐ 18 Other fuel modification correction(s):

Storm Water Management

1 On-site water retention basins:
- ☐ a contours and elevations indicated
- ☐ b inlet and outlets shown
- ☐ c bottom and slope of basin appropriately planted

2 Bioswale or vegetated swales:
- ☐ a drainage flow direction shown
- ☐ b natural, informal configuration or planting layout
- ☐ c appropriately planted with species tolerant of both wet and dry conditions

Reference Documents

- ☐ 1 Provide copy of conceptual utility plan
- ☐ 2 Provide copy of conceptual grading plan
- ☐ 3 Provide copy of architectural plans
- ☐ 4 Provide copy of Specific Plan

Additional Information Required:

Refer to redlined landscape plans for additional correction comments.

RETURN ALL FORMS AND PLAN CHECK SETS WITH RESPONSE COMMENTS WRITTEN

APPENDIX 10.3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

Case No.:		Project Type/Location:	
Plan Check Date:	1:	2:	3:
Plan Check By: JNL	Firm: Architerra Design Group	City Representative: Abdu Lachgar / Matthew Bassi	
Recommended for Approval?			

Checklist Key:	
☐	Provided or Not Applicable
■	Needed

Received Date: _____
Due Date: _____
Returned Date: _____

It is the responsibility of the applicant and landscape architect to be aware of and comply with the Landscape Design Standards and Guidelines, as well as the current policies of the City and State of California.
Refer to the Guidelines document on the City's website under Planning Department Documents for additional requirements and clarification of checklist items and on-plan redlines comments.

General

☐ 1 Plan size minimum 22" x 36", maximum 30" x 42"
☐ 2 Plans are clear and legible, with fonts 1/8" minimum
☐ 3 Plan scale minimum 1"=20', maximum 1/8"=1'
☐ 4 North arrow on each plan sheet
☐ 5 Dig alert on title and each plan sheet
☐ 6 Number individual sheets
☐ 7 Project type in title block: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 8 Project identification in title block: tract no., phase, address
☐ 9 Name, address and phone number of landscape architectural firm in title block
☐ 10 Landscape architect's stamp with current renewal date on each sheet
☐ 11 Revision block, delta notations only to record revisions to city approved plans
☐ 12 Label street names
☐ 13 Show and label structures, walls, fences, gates, curbs, headers, paving, walkways, trails
☐ 14 Show and label utilities, light standards, fire hydrants, storm drains, water meters, transformers, etc
☐ 15 Project limits of work, easements, property lines, right-of-way, etc.
☐ 16 Matchlines and sheet references
☐ 17 Sheet key map when multiple sheets are utilized

Title Sheet

☐ 1 Project type: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 2 Project identification: tract no., phase, address
☐ 3 Vicinity map with street and freeway configurations
☐ 4 Reduced site plan with project boundaries, note adjacent property uses (existing and future)
☐ 5 Firm name, address and phone number of applicant, project consultants and landscape architect, lead contact's name and email address
☐ 6 Sheet index
7 Quantities section, indicate by street or sub-section if fragmented:
☐ a square footage of project
☐ b square footage of new landscape area
☐ c square footage of rehabilitated landscape area
☐ d percentage of turf area
☐ e list number of uncovered parking spaces, related % shade requirement and demonstrate compliance with 15 year tree canopy
☐ f square footage and percentage of parking lot landscaping

8 Maintenance responsibility noted:
☐ a all improvements are to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner
☐ b all improvements are to be maintained by the property owner
☐ c all improvements are to be maintained by the city
☐ d all improvements are to be maintained by the association

Construction

☐ 1 Indicate construction of:
☐ 2 Provide layout information for:
☐ 3 Provide details for:
☐ 4 Concrete step-out stripes where parking spaces are adjacent to landscape areas, 18" wide from face of curb or 12" integral pour
☐ 5 Concrete headers to separate turf and planter areas, or private and public maintained areas, min. 6" wide
☐ 6 Stabilizer indicated for decomposed granite trails and walkways.

APPENDIX 10.3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

Irrigation

- ☐ 1 Water supply type: potable, recycled, or well
- 2 Backflow device:
  - ☐ a minimum 12" above finish grade
  - ☐ b enclosure
  - ☐ c lead free
- ☐ 3 Wye strainer
- 4 Water meter information:
  - ☐ a location
  - ☐ b size
  - ☐ c point of connection for water and electrical
  - ☐ d separate water meter required for publicly maintained irrigation system (CFD / LMD)
- 5 Irrigation control valves:
  - ☐ a brass, if public
  - ☐ b valves to be located outside of turf play areas
  - ☐ c separate valves with respect to irrigation type and/or slope location
  - ☐ d valve callouts or data table containing controller station, valve size, gpm flow, hydrozone and square footage
  - ☐ e detailed pressure calculations for worst case at each point of connection: static and residual pressure, p.o.c. and highest elevation
- ☐ 6 Check valve in irrigation device
- 7 Valves:
  - ☐ a gate or ball valves prior to street crossing and at points of connection
  - ☐ b pressure reducing valve with pressure setting indicated
  - ☐ c master valve required on all projects, flow sensor required for non-residential and residential over 5,000 s.f.
- 8 Irrigation legend:
  - ☐ a manufacturer
  - ☐ b model
  - ☐ c pressure in square inches (psi)
  - ☐ d gallons per minute (gpm)
  - ☐ e precipitation rate (in/hr)
  - ☐ f radius
  - ☐ g pattern
  - ☐ h description
- 9 Irrigation devices:
  - a pop-up bodies
    - ☐ 1) 6" for turf areas and bubblers
    - ☐ 2) 12" for shrub areas
    - ☐ 3) swing joints when adjacent to hardscape or high traffic areas
  - ☐ b fixed above grade heads to be avoided, acceptable on slopes
  - ☐ c spray heads not to exceed nozzle radius (head to head coverage)
  - ☐ d dripline / emitter spacing appropriate for plant o.c. spacing or species
  - ☐ e subsurface dripline or low volume irrigation for mulched planting areas and all areas less than 10' wide
  - ☐ f no overhead irrigation allowed within 24" of non-permeable surface that does not drain entirely to landscape area
- 10 Quick-coupling valves:
  - ☐ a brass / locking cover / purple cover
  - ☐ b maximum spacing of 100', if public 200'
  - ☐ c installed 12" into paved medians
- 11 Booster pump:
  - ☐ a grade at installation
  - ☐ b electrical connection
  - ☐ c switch panel
  - ☐ d control switches
- 12 Controller:
  - ☐ a smart automatic irrigation controller based on evapotranspiration information
  - ☐ b evapotranspiration component
  - ☐ c enclosure / grounding rod
  - ☐ d Calsense controller & memo included within plan set if city-maintained (CFD / LMD)
- ☐ 13 Automatic rain shut off
- ☐ 14 Additional weather or soil moisture sensors:
- 15 Piping and sleeving:
  - ☐ a mainline 1 1/2" or less, schedule 40 PVC buried 18" deep
  - ☐ b mainline 2" or more, class 315 PVC buried 24" deep
  - ☐ c laterals, schedule 40 PVC buried 12" deep, laterials class 200 PVC acceptable for single family residential
  - ☐ d ultraviolet resistant PVC for on-grade installations
  - ☐ e PVC sleeving below grade, sized 2x inserted pipe diameter
  - ☐ f galvanized pipe sleeving across terrace drains, add detail
- ☐ 16 Irrigation stations conform to the landscape hydrozones, zone labeling consistent on all plans
- ☐ 17 Water efficient landscape worksheet, include hydrozone information that matches plan callouts, Maximum Allowed Water Usage (MAWA), and Estimated Total Water Use (ETWU) - do not include non-irrigated areas in water budget calculations

APPENDIX 10.3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

- ☐ 18 Relevant agronomic soils report information (soil type, infiltration rate, etc), if deferral is allowed add note regarding soil information coordination
- ☐ 19 Automatic controller programming parameters listed for plant establishment, established landscape and temporary irrigated areas
- 20 Recycled water:
  - ☐ a all equipment shall be designated for recycled water
  - ☐ b plans contain recycled water use notes
  - ☐ c plans conform to recycled water use requirements
- ☐ 21 Details for all major irrigation equipment, add:
- ☐ 22 Specifications: Testing: 150 pounds per square inch for 3' hour min and All improvements shall comply with Standard Uniform Building Code

Planting

- ☐ 1 Plant material appropriate for sun / shade / parking lot or corner sight restrictions / bioretention areas / fire restrictions / regional conditions: revise:
- 2 Trees:
  - ☐ a placement considering views and solar effect
  - b placement of trees to be outside of utility setbacks or easements
    - ☐ 1) 5' from property line, fire hydrant, water or sewer line, water meter, backflow, sewer clean out
    - ☐ 2) 10' from street light or power pole
    - ☐ 3) mature height no taller than 15' if planted under utility wires
  - ☐ c symbol diameter represented at 15 year growth
  - ☐ d root barriers within 6' of hardscape (24" deep, 16' in length), include manufacturer, model number and detail with length and burial depth
  - ☐ e staking and bracing
  - ☐ f tree guards or mulch rings for trees in turf
  - ☐ g existing trees shown on plans, note to remove or to remain, indicate if protected tree and demonstrate/note replacement compliance
  - ☐ h no trees located within bumper overhang areas
- 3 Street trees:
  - ☐ a minimum 24" box
  - ☐ b species and spacing conform to adjacent tracts
  - ☐ c standard form, no low branching or multi
  - ☐ d species appropriate for planter width provided
  - ☐ c species for City-maintained landscapes selected from approved CFD/LMD Street Tree Palette
  - ☐ d species appropriate for planter width provided
  - ☐ e standard form, no low branching or multi
- 4 Shrubs:
  - ☐ a minimum 5 gallon
  - ☐ b shrubs planted in drifts spaced to appear as masses, not spotty placement of singular shrubs
  - ☐ c avoid plants that require trimming to be kept at controlled height or width
  - ☐ d avoid monocultural plantings, provide additional plant material with varying characteristics
- 5 Ground cover:
  - ☐ a minimum 1 gallon
  - ☐ b 3" minimum depth of shredded bark mulch in all planter areas, excluding turf and hydroseeded areas
  - ☐ c avoid wide spreading groundcovers in narrow or restricted areas / note setback distance from hardscape to be least 1/2 of mature growth
  - ☐ d decorative nonliving landscape suitable to location proposed - type, color, size, and source specified
- 6 Turf:
  - ☐ a warm season variety
  - ☐ b not to exceed 30% of total landscape area, actual % must provide compliant water budget calculations
  - ☐ c not permitted in planters under 10' wide or adjacent to walls
  - ☐ d restrict to 4:1 slopes or less
  - ☐ e specified only for play areas or functional uses
- 7 Slopes 3:1 or greater:
  - ☐ a plant material and mulch suitable for slope use and prevention of surface erosion
  - ☐ b 3' or more vertical height - permanent ground covers, size and spacing to achieve solid cover within 2 years
  - c 8' or more vertical height, in addition to groundcovers:
    - ☐ 1) one shrub per 100 s.f., 60% 1 gallon and 40% 5 gallon
    - ☐ 2) one 15 gallon tree per 500 s.f.
  - ☐ d groundcover, if from flats, 12" on center spacing maximum - slopes only
- 8 Hydroseed, subject to review and approval:
  - ☐ a seed mix type, botanical and common names, purity and germination
  - ☐ b quantities in pounds per 1,000 sf or acre
  - ☐ c slurry components, including mulch, stabilizer and fertilizer
  - ☐ d specifications included; monthly reseeding required until 90% coverage at 3" height or as required per City engineer
  - ☐ e use of hydroseed is subject to review and approval, onsite hydroseeded slopes shall be permanently irrigated

APPENDIX 10.3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

9 Legend:
- ☐ a symbol
- ☐ b botanical and common names
- ☐ c quantities / square footage for hatches
- ☐ d container size
- ☐ e spacing
- ☐ f water use classification
- ☐ g notations
- ☐ h origin - native or non-native
- ☐ i foliage type - evergreen or deciduous

10 Hydrozones:
- ☐ a plant material grouped into compatible hydrozones
- ☐ b plant water use classifications are consistent with irrigation hydrozones
- ☐ c identify special landscape areas such as: recreation, recycled water, edible plants, etc.

11 Water features:
- ☐ a identify as recirculating
- ☐ b recycled water
- ☐ c pool and spa cover specified
- ☐ d surface area included in water budget calculations, high water use in Regular Landscape Area (not SLA)

12 Fire:
- ☐ a fuel modification plan or zones clearly illustrated on planting plan with detailed zone description
- ☐ b fire resistive plant material
- ☐ c fire lane shown and identified, tree canopy outside of access road clear zone
- ☐ d combustible mulch material not within 5' of structure, replace with non-combustible mulch material

☐ 13 Sight distance triangles: for commercial driveways and corners use 25 '/ 25' / 45 ° and for residential driveways use 15 '/ 15' / 45° all plant material within line of sight impact area to be naturally 30" or under. Do not rely on trimming to control shrub or groundcover height.

☐ 14 Current agronomic soil analysis and recommendations report on plans, all related notes, details and specifications shall refer to soil recommendations report

Shading Plan

☐ 1 Trees proposed for shading at parking areas are species growing a minimum of 30 feet wide at maturity (15 years growth)

☐ 2 Minimum shading requirement based on number of stalls has been met
required: 30% for 0-24 spaces , 40% for 25-49 spaces, or 50% for 50+ spaces
area to be calculated based on actual canopy over parking stall area; shade over planters, aisles, and driveways are excluded

☐ 3 Parking lot shade trees shall be 15 gallon minimum

☐ 4 Tree wells at double rows shall be a minimum 25 square feet interior area

☐ 5 Shade trees at head of stalls shall be provided at a rate of 1 tree per every 3 uncovered stalls; a calculation is provided demonstrating compliance a calculation is provided demonstrating compliance

Precise Fuel Modification Plan - For Projects Identified in the Very High Fire Hazard Severity Zone of the LRA

☐ 1 Delineation of fuel modification zones clearly illustrated on plan with detailed zone description

☐ 2 Copy of the "Horizontal Spacing and Vertical Separation Requirements" shown on the plans

☐ 3 Copy of the "Undesirable Plant Species" list shown on plans

☐ 4 Areas of existing undesirable plants to be removed shown on plans

☐ 5 Areas of proposed planting to be provided shown on plans

☐ 6 All tract and proprey boundaries shown on plan

☐ 7 All onsite structures shown on plan and all offfsite structures within 200 feet of onsite structures shown on plan

☐ 8 Note that no combustible mulch shall be provided within the Ember-Resistant Zone within 5' of any structure

☐ 9 All mulch areas clearly identified for both combustible and non-combustible mulchs by hatch, color hatch, or a separate diagram if needed

☐ 10 All slope areas are identified and slope contours and slope percentages are shown on plan
Plan indicate distances from structures to any adjacent top of slope areas, 20 feet minimum flat area required between

☐ 11 Location of all required fire access roads for multi-family residential and commercial developments
Fire access roads shall be labeled and the required minimum width dimensioned

☐ 12 Note on plans that fire access roads shall be maintained clear 13'-6" high and the required width based upon the project type and/or ass determined by the Wildomar Fire Marshal

☐ 13 Projects with buildings requiring ladder pads shall show the location on plans
Trees located adjacent to fire pad so that mature canopy does not encroach into vertical and horizontal ladder access areas

☐ 14 Location of ladder pads access pads, demonstrating trees shall not interfere with ladder access groundcover or non-combustible decorative pad material to be fire resistant groundcover growing 3" - 12" max or non-combustible mulch or equal

☐ 15 Legend arranged to include a category for trees, shrubs, and groundcover.

☐ 16 Legend includes the maximum mature width and height of places and proposed spacing in accordance with Requirements the Horizontal Spacing and Vertical Separation requirements (Appendix 10)

☐ 16 All plants and trees shall be shown as individul symbols representative of the mature size

☐ 17 Irrigation plans indicate a permanent and automatic irrigation system is provided for all irrigated fuel mod zones including onsite slope areas

☐ 18 Indicate the method used to determine the fuel modification zones used. If the City of Wildomar Fire Marshal has approved an alternative means of protection at the conceptual level, a note shall be added to the plans summarizing the utilized methods

APPENDIX 10. 3

CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

- ☐ 19 Note on the plans the property owner shall be responsible for maintaining the fuel modification in the approved condition
- ☐ 20 No shrubs growing greater than 6' at maturity
- ☐ 21 No species from the Fuel Modification Undesireable Plant Species list utilized
- ☐ 22 Other fuel modification correction(s):

Storm Water Management

1 On-site water retention basins:
- ☐ a contours and elevations indicated
- ☐ b inlet and outlets shown
- ☐ c bottom and slope of basin appropriately planted

2 Bioswale or vegetated swales:
- ☐ a drainage flow direction shown
- ☐ b natural, informal configuration or planting layout
- ☐ c appropriately planted with species tolerant of both wet and dry conditions

Specifications
- ☐ 1 Include specifications that pertain to all elements of this project
- ☐ 2 Stabilizer specifications provided for decomposed granite trails and walkways.

Reference Documents
- ☐ 1 Provide approved conceptual landscape plan
- ☐ 2 Provide conditions of approval
- ☐ 3 Provide approved precise grading plans
- ☐ 4 Provide copy of Specific Plan

Additional Information Required:

Refer to redlined landscape plans for additional correction comments.

RETURN ALL FORMS AND PLAN CHECK SETS WITH RESPONSE COMMENTS WRITTEN DIRECTLY ON PLANS WITH NEXT SUBMITTAL

APPENDIX 10.4 CITY OF WILDOMAR
CERTIFICATE OF COMPLETION

FINAL LANDSCAPE INSPECTION

All Parts of this certificate shall be submitted to the Assigned Planner and City's Landscape Consultant with request for final landscape inspection.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

CITY OF WILDOMAR
CERTIFICATE OF COMPLETION

APPENDIX 10.4 FINAL LANDSCAPE INSPECTION

All Parts of this certificate shall be submitted to the Assigned Planner and City's Landscape Consultant with request for final landscape inspection.

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

Any modification from the approved Landscape Documentation Package shall be recorded on prepared as-built landscape plans. Submit as-built landscape plans with this certificate for the review and approval of the City's Landscape Consultant.

☐ As-built landscape plans attached

☐ Landscape installed per approved plans with no modifications

PART 3. IRRIGATION SCHEDULING

Provide data table with parameters for programming the irrigation controller or valve run times and cycle frequency per State's MWELO Section 492.10.

☐ Attached

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGAITON MAINTENANCE

Schedule per State's MWELO Section 492.11.

☐ Attached

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Report per State's MWELO Section 492.12.

☐ Attached

PART 6. SOIL MANAGEMENT REPORT

Report per State's MWELO Section 462.6

☐ Attached

Documentation for soil amendment implementation (dated receipts, delivery tickets, photos, etc.) per State's MWELO Section 462.5

☐ Attached

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Avoid in High Fire Areas
TREES											
Acacia baileyana 'Purpurea'	Bailey acacia	L		♦	20-30 ft.	20-40 ft.	x	x			
Acacia cultriformis	knife acacia	L			10-15 ft.	10-15 ft.		x			x
Acacia longifolia	Sydney golden wattle	L			20 ft.	20 ft.		x			x
Acacia pendula	weeping acacia	M			25 ft.	15 ft.		x	x		x
Acacia stenophylla	eumong/shoestring acacia	L			30 ft.	20 ft.		x	x		x
Acacia willardiana	palo blanco	L			20 ft.	10 ft.		x	x		x
Aesculus californica	California buckeye	L	●		10-20 ft.	30 ft.	x	x			x
Afrocarpus gracilior (Podocarpus)	African fern pine	M			40-60 ft.	20-30 ft.	x	x			x
Agonis flexuosa	peppermint tree	L			25-35 ft.	15-30 ft.		x	x	x	
Albizia julibrissin	silk tree	L			40 ft.	40 ft.	x			x	
Aloe spp.	aloe	L	■		varies			x	x		
Arbutus 'Marina'	Marina arbutus	M		■	25-30 ft.	25-35 ft.	x	x		x	
Arbutus unedo	strawberry tree	L		♦	8-35 ft.	8-35 ft.		x		x	
Bauhinia variegata (purpurea)	purple orchid tree	M			20-35 ft.	20-35 ft.		x		x	
Brachychiton acerifolius	flame tree	M		●	60-70 ft.	30 ft.	x	x			
Brachychiton discolor	Queensland lace bark	M			40-60 ft.	30 ft.	x	x			
Brachychiton populneus	bottle tree	L			30-50 ft.	30 ft.	x	x		x	
Brahea armata	blue hesper palm	L			20-40 ft.	12-25 ft.		x	x		x
Brahea edulis	Guadalupe palm	L	●		30 ft.	15 ft.		x	x		x
Butia odorata (Butia capitata)	pindo palm	L			10-20 ft.	10-15 ft.		x	x		x
Callistemon citrinus	bottle brush	L			10-15 ft.	10-15 ft.		x	x		x
Callistemon viminalis	weeping bottle brush	M			20-30 ft.	15 ft.	x	x	x		x
Calodendrum capense	cape chestnut	M			20-40 ft.	20-40 ft.	x	x			
Cassia leptophylla	gold medallion tree	M			20-25 ft.	30 ft.	x			x	
Catalpa speciosa	western catalpa	M			40-60 ft.	20-40 ft.	x	x			
Cedrus atlantica	Atlas cedar	M			60 ft.	30 ft.	x				x
Cedrus deodora	deodar cedar	M			80 ft.	40 ft.	x				x
Ceiba speciosa (Chorisia)	floss silk tree	L			30-60 ft.	30-60 ft.	x			x	
Celtis occidentalis	common hackberry	M		♦	40-50 ft.	40-50 ft.	x				
Ceratonia siliqua	carob	L			20 ft.	20 ft.	x				
Cercis occidentalis	western redbud	L	●		10-18 ft.	10-18 ft.		x	x	x	
Chamaerops humilis	Mediterranean fan palm	L			20 ft.	20 ft.		x	x		x
Chilopsis linearis	desert willow	L	●		15-30 ft.	10-20 ft.		x	x		
Chitalpa tashkentensis	chitalpa	L			20-30 ft.	20-30 ft.	x	x			

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas Allowed in	Avoid in High Fire Areas
Cinnamomum camphora	camphor tree	M			50 ft.	60 ft.	x				x
Citrus spp.	orange, lemon etc.	M			varies					x	
Cordyline australis	New Zealand cabbage tree	M			20-30 ft.	10 ft.			x		
Corymbia citriodora (Eucalyptus)	lemon scented gum	M			45-90 ft.	15-45 ft.	x				x
Corymbia ficifolia (Eucalyptus)	red flowering gum	M			25-40 ft.	25-40 ft.	x	x			x
Cotinus coggygria	smoke tree	L			12-15 ft.	12-15 ft.		x	x		
Cupaniopsis anacardioides	carrotwood	M			40 ft.	30 ft.	x	x		x	
Cupressus arizonica ssp. arizonica	Cuayamaca cypress	L			40 ft.	20 ft.	x	x	x		x
Cupressus sempervirens	Italian cypress	L			60 ft.	5-10 ft.		x	x		x
Dracaena draco	dragon tree	L			20 ft.	30 ft.		x			
Elaeocarpus decipiens	Japanese blueberry tree	M			30-60 ft.	20-30 ft.	x	x			
Eriobotrya deflexa	bronze loquat	M			15-30 ft.	15-30 ft.		x	x	x	
Erythrina coralloides	naked coral tree	M			30 ft.	30 ft.	x	x		x	
Erythryna x bidwillii	Bidwell's coral tree	M			24-30 ft.	24-30 ft.	x	x		x	
Eucalyptus camaldulensis	red gum	L			60-100 ft.	40-60 ft.	x				x
Eucalyptus nicholii	Nichol's willow leaf peppermint	M			30-40 ft.	20-30 ft.	x	x			x
Eucalyptus polyanthemos	silver dollar gum	L			30-75 ft.	15-45 ft.	x				x
Eucalyptus sideroxylon	red iron bark	L			50-100 ft.	40-60 ft.	x				x
Eucalyptus torquata	coral gum	M			18-36 ft.	15-30 ft.		x			x
Eucalyptus viminalis	manna gum	M			40-120 ft.	50 ft.	x				x
Ficus carica	edible fig	M			15-30 ft.	15-30 ft.		x		x	
Ficus microcarpa	Indian laurel fig/ laurel fig	M			25-30 ft.	35-40 ft.	x			x	
Ficus microcarpa 'Green Gem"	green gem ficus	M			20-30 ft.	20-30 ft.	x			x	
Ficus rubiginosa	rusty leaf fig	M			20-50 ft.	30-50 ft.	x			x	
Fraxinus augustifolia 'Raywood'	raywood ash	M			20-30 ft.	25 ft.	x	x		x	
Fraxinus velutina	Arizona ash	M	●		30 ft.	30-40 ft.	x			x	
Geijera parviflora	Australian willow	M			25-30 ft.	20 ft.		x		x	
Ginkgo biloba 'Princeton Sentry'	maiden hair tree	M		●	35-50 ft.	15-25 ft.	x	x			
Gleditsia triacanthos 'Shade Master'	honey locust	L		■ ♦	35-70 ft.	25-35 ft.	x				
Handroanthus impetiginosus (Tabebuia)	pink or lavender trumpet tree	M			25-50 ft.	25-50 ft.		x		x	
Hymenosporum flavum	sweet shade	M			12-40 ft.	9-20 ft.		x	x	x	
Jacaranda mimosifolia	jacaranda	M			25-40 ft.	15-30 ft.	x			x	
Jubaea chilensis	Chilean wine palm	M			50-60 ft.	25 ft.		x			x
Juglans c. californica	Southern California black walnut	L	●		15-30 ft.	15-30 ft.		x			
Juniperus scopulorum 'Tolleson's'	Tolleson's juniper	M			20 ft.	10 ft.		x	x		x
Koelreuteria bipinnata	Chinese flame tree	M		●■♦	20-40 ft.	20-40 ft.	x	x			

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Allowed in High Fire Areas	Avoid in High Fire Areas
Koelreuteria paniculata	golden rain tree	L		♦	20-35 ft.	20-40 ft.	x	x		x		
Lagerstroemia indica and hybrids	crape myrtle	M		■	varies			x		x		
Lagerstroemia fauriei	Japanese crape myrtle	M			20-30 ft.	20-30 ft.		x		x		
Laurus nobilis 'Saratoga'	sweet bay	L			12-40 ft.	12-40 ft.	x	x				
Leptospermum laevigatum	Australian tea tree	L			10-30 ft.	10-30 ft.	x	x				
Ligustrum lucidum	glossy privet	M			20-40 ft.	20-40 ft.		x				
Lophostemon confertus	Brisbane box	M		●	35-40 ft.	25 ft.	x	x	x	x		
Magnolia grandiflora 'St. Mary'	southern magnolia	M		●	25 ft.	15-20 ft.	x			x		
Magnolia x soulangiana	saucer magnolia	M			25 ft.	25 ft. +		x		x		
Magnolia stellata	star magnolia	M			10 ft.	20 ft.		x	x	x		
Malus spp. (edible)	apple	M	■		varies			x				
Maytenus boaria	mayten tree	M			30-50 ft.	30-50 ft.		x		x		
Melaleuca linariifolia	flax leaf paper bark	L			20-30 ft.	20-25 ft.		x			x	
Melaleuca nesophila	pink melaleuca	L			15-20 ft.	15-20 ft.		x	x		x	
Melaleuca quinquinervia	cajeput tree	M			20-40 ft.	15-25 ft.	x	x			x	
Nolina recurvata (Beaucarnea recurvata)	bottle palm	L			12-15 ft.	9-12 ft.		x	x		x	
Olea europaea	olive	L			25-30 ft.	25-30 ft.	x			x		
Parkinsonia aculeata	Mexican palo verde/ Jerusalem thorn	L			15-30 ft.	15-30 ft.		x				
Parkinsonia x 'Desert Museum'	palo verde	L	●	●■♦	20 ft.	20-25 ft.	x	x				
Parkinsonia microphyllum (Cercidium)	little leaf palo verde	L	●		20 ft.	20 ft.		x				
Parkinsonia praecox (Cercidium)	palo brea tree	L			20 ft.	20 ft.		x				
Phoenix canariensis	Canary Island date palm	L			60 ft.	50 ft.	x				x	
Phoenix dactylifera	date palm	L			80 ft.	20-40 ft.	x	x			x	
Phoenix reclinata	Senegal date palm	M			20-30 ft.	20-30 ft.		x			x	
Phoenix roebelenii	pigmy date palm	M			6-10 ft.	6-8 ft.			x		x	
Pinus eldarica	afghan pine	L			30-80 ft.	15-25 ft.	x	x			x	
Pinus canariensis	Canary Island pine	M			50-80 ft.	20-35 ft.	x	x			x	
Pinus coulteri	Coulter pine	L	●		30-60 ft.	25-40 ft.	x	x			x	
Pinus halepensis	Aleppo pine	L			30-60 ft.	20-40 ft.	x				x	
Pinus pinea	Italian stone pine	L			40-80 ft.	40-60 ft.	x				x	
Pistacia chinensis	Chinese pistache	M		■ ♦	30-60 ft.	30-50 ft.	x	x		x		
Pittosporum undulatum	victorian box	M			30-40 ft.	30-40 ft.	x	x		x		
Platanus racemosa	California sycamore	M	●		30-80 ft.	20-50 ft.	x			x		
Platanus wrightii	Arizona sycamore	M			80 ft.	55 ft.	x					
Platanus x acerifolia 'Bloodgood'	London plane	M		● ♦	40-80 ft.	30-40 ft.	x			x		
Podocarpus henkelii	long leaf yellow wood	M			30-50 ft.	15-20 ft.		x				

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Allowed in High Fire Areas	Avoid in High Fire Areas
Populus fremontii	western cottonwood	M	●		40-60 ft.	30 ft.	x			x		
Populus nigra 'Italica'	Lombardy poplar	M			40-100 ft.	15-30 ft.	x			x		
Prosopis chilensis	Chilean mesquite	L			30 ft.	30 ft.	x	x				
Prunus spp. (ornamental)	flowering plum	M	■		varies			x		x		
Punica granatum	pomegranate	L			varies			x	x	x		
Pyrus calleryana cultivars	Callery pear	M			varies			x		x		
Pyrus kawakamii	evergreen pear	M			15-30 ft.	15-30 ft.		x		x		
Quercus agrifolia	coast live oak	L	●		20-70 ft.	20-80 ft.	x			x		
Quercus douglasii	blue oak	L	●		30-50 ft.	40-70 ft.	x			x		
Quercus engelmannii	mesa oak	L	●		40-50 ft.	70-80 ft.	x			x		
Quercus ilex	holly oak	L		● ♦	30-60 ft.	30-60 ft.	x	x		x		
Quercus suber	cork oak	L			30-60 ft.	30-60 ft.	x			x		
Quercus virginiana	southern live oak	M			40-80 ft.	60-100 ft.	x			x		
Rhaphiolepis 'Majestic Beauty'	majestic beauty	M			15-20 ft.	8-10 ft.		x	x			
Rhus lancea	African sumac	L		●■♦	20-30 ft.	20-35 ft.		x		x		
Robinia x ambigua 'Purple Robe'	locust	L			40 ft.	30 ft.	x			x		
Sambucus spp.	elderberry	L	■		varies			x				
Sapium sebiferum	Chinese tallow tree	M			30-40 ft.	25-30 ft.		x				
Schinus molle	California pepper tree	L			25-40 ft.	25-40 ft.	x	x			x	
Schinus terebinthefolius	Brazilian pepper tree	M			30 ft.	30 ft.		x			x	
Sequoiadendron giganteum	giant sequoia	M	●		60-100 ft.	30-50 ft.	x					
Sophora japonica	Japanese pagoda tree	M			50-70 ft.	50-70 ft.	x					
Strelitzia nicolai	giant bird of paradise	M			30 ft.	30 ft.		x				
Syagrus romanzoffiana	queen palm	M			50 ft.	20-25 ft.		x			x	
Thevetia thevetioides	giant thevetia	M			12 ft.	12 ft.		x	x	x		
Tipuana tipu	tipu tree	M			20-40 ft.	30-60 ft.	x			x		
Trachycarpus fortunei	windmill palm	M			30 ft.	10 ft.		x	x		x	
Tristaniopsis laurina	Water gum	M			45 ft.	30 ft.	x	x				
Ulmus parvifolia 'True Green'	Chinese evergreen elm	M		■ ♦	40-60 ft.	50-70 ft.	x			x		
Umbellularia californica	California bay	M	●		20-25 ft.	20-25 ft.	x					
Vachellia farnesiana (Acacia farnesiana)	sweet acacia	VL			20 ft.	15-25 ft.		x				
Vitex agnus-castus	chaste tree	M			25 ft.	25 ft.		x				
Washingtonia filifera	California fan palm	L			60 ft.	20 ft.		x	x		x	
Washingtonia robusta	Mexican fan palm	L			100 ft.	10 ft.		x	x		x	
Zelkova serrata	saw leaf zelkova	M			60 ft.	60 ft.	x			x	x	

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Avoid in High Fire Areas
SHRUBS											
Abelia x grandiflora	glossy abelia	M			8 ft.	5 ft.		x		x	
Achillea millefolium & hybrids	common yarrow	L	■	●■♦	2-3 ft.	2-3 ft.		x	x	x	
Aeonium spp.	Canary Island rose	L			varies			x		x	
Agapanthus africanus	lily-of-the-Nile	M			1-2 ft.	2-3 ft.		x	x	x	
Agapanthus orientalis	lily-of-the-Nile	M			3-5 ft.	2-3 ft.		x	x	x	
Agave spp.	agave	L		●■♦	varies		x	x		x	
Aloe spp.	aloe	L	■	●■♦	varies		x	x		x	
Alyogyne huegelii	blue hibiscus	L			5-8 ft.	5-8 ft.		x			x
Anigozanthos flavidus & hybrids	kangaroo paw	L		●■♦	varies			x		x	
Anisacanthus spp.	desert honeysuckle	L			4 ft.	4 ft.		x			
Anisodontea scabrosa	false mallow	M			2-3 ft.	2-3 ft.		x		x	
Anisodontea X hypomadarum	South African mallow	M			4-6 ft.	4-6 ft.		x			x
Arbutus unedo 'Compacta'	compact strawberry tree	L		●■♦	6-10 ft.	5-6 ft.	x	x			x
Arctostaphylos spp.	manzanita	L	■		varies		x	x			x
Asparagus densiflorus 'Myers'	Myers asparagus	M			2 ft.	3-4 ft.		x			
Asparagus densiflorus 'Sprengeri'	Sprenger asapragus	M			2-3 ft.	3-6 ft.		x			
Aspidistra elatior	cast iron plant	M			2 ft.	2-3 ft.		x	x		
Atriplex spp.	saltbush	VL	■		varies			x			x
Baccharis 'Centennial'	bentennial baccharis	L	●	●■♦	3 ft.	4-5 ft.	x	x			x
Baileya multiradiata	desert marigold	L	●	●■♦	1-1 1/2 ft.	1-2 ft.		x	x	x	
Bambusa spp.	clumping bamboo	M			varies		x	x			x
Berberis spp.	barberry	L/M	■		varies		x	x			
Bougainvillea spp.	bougainvillea	L			3-6 ft.	3-6 ft.	x	x			x
Bouteloua curtipendula	sideoats gramma	L	●	♦	1-2 ft.	2 ft.		x	x		
Bouteloua gracilis	blue gramma	L	●	♦	1 1/2-2 ft.	1 ft.		x	x		
Buddleia marrubiifolia	wooly butterfly bush	L			5 ft.	5 ft.	x	x			
Bulbine frutescens	stalked bulbine	L			1 ft.	2-3 ft.			x	x	
Buxus microphylla japonica	Japanese boxwood	M			4-6 ft.	4-6 ft.		x		x	
Caesalpinea gilliesii	desert bird of paradise	L			10 ft.	8 ft.	x	x			x
Caesalpinea mexicana	Mexican bird of paradise	L			10-12 ft.	6-8 ft.	x	x			x
Caesalpinea pulcherrima	dwarf poinciana	M			10 ft.	10 ft.	x	x			x
Calamagrostis spp.	feather reed	M	■		2-3 ft.	2-3 ft.		x	x		
Calliandra californica	Baja fairy duster	L	●	●■♦	5 ft.	5-6 ft.		x			
Calliandra eriophylla	fairy duster	VL	●	●■♦	3 ft.	4-5 ft.		x			

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Calliandra haematocephala	pink powder puff	M			10 ft.	10 ft.	x				x
Calliandra tweedii	Trinidad flame bush	M			6-8 ft. +	6-8 ft. +	x				x
Callistemon citrinus	bottle brush	L			10-15 ft.	10-15 ft.	x				x
Callistemon 'Better John'	dwarf bottle brush	L		●■♦	3 ft.	3 ft.		x	x		
Camellia sasanqua	sasanqua camellia	M			varies		x	x			
Campanula spp.	bell flower	M			varies						
Carex buchanani	leatherleaf sedge	M			3 ft.	2 1/2 ft.		x	x		
Carex conica	snowline sedge	M			2 ft.	2 ft.		x	x		
Carex elata 'Aurea'	Bowles golden sedge	M			2 1/2 ft.	1 1/2 ft.		x	x		
Carex flagallifera	New Zealand sedge	M			3 ft.	2-2 1/2 ft.		x	x		
Carex morrowii expallida	Japanese sedge	M			1 ft.	1 1/2 ft.		x	x		
Carex pansa	California meadow sedge	M	●		6-8 in.	1 ft.			x		
Carex tumulicola	Berkeley sedge	L	●	●■♦	6-8 in.	1 ft.			x		
Carissa spp.	Natal plum	M			2-4 ft.	3-6 ft.		x		x	
Carpenteria californica	bush anemone	M	●		4-8 ft.	4-8 ft.	x	x			x
Ceanothus spp.	California lilac	L	■		3-15 ft.	3-15 ft.	x	x			x
Centaurea cineraria	dusty miller (cineraria)	M			1 ft.	1 ft.			x		
Choisya ternata	Mexican orange	M			6-8 ft.	6-8 ft.	x	x			x
Cistus spp. - low growing varieties	rockrose	L		●■♦	2-5 ft.	2-5 ft.	x	x		x	
Cistus spp. - taller varieties	rockrose	L			6-8 ft.	6-8 ft.	x	x			x
Clivia miniata	Kaffir lily	M			2 ft.	2 ft.			x		
Cocculus laurifolius	laurel leaf cocculus	M			25 ft.	25 ft.	x				x
Convolvulus cneorum	bush morning glory	L			2-4 ft.	2-4 ft.		x			
Coprosma x kirkii	creeping coprosma	M			1-3 ft.	4-6 ft.	x	x		x	
Coprosma repens	mirror plant	M			10 ft.	6 ft.	x	x			x
Cordyline stricta	palm lily	M			15 ft.	6 ft.	x				x
Cotoneaster congestus	Pyrenees cotoneaster	M			3 ft.	3 ft.		x	x		
Cotoneaster glaucophyllus	bright bead cotoneaster	M			5 ft.	5 ft.	x	x			
Cotoneaster parneyi	Parney cotoneaster	M			8 ft.	10 ft.	x				x
Cotoneaster salicifolius	willowleaf cotoneaster	M			15-18 ft.	15-18 ft.	x				x
Crassula spp.	crassula	L			1-4 ft.	1-4 ft.		x		x	
Cuphea spp.	cuphea	M			1-3 ft.	1-3 ft.		x	x		
Cycas revoluta	sago palm	M			2-3 ft. +	4-6 ft.		x			x
Dalea bicolor	dalea (bicolor)	L			8 ft.	5-6 ft.	x				x
Dasylirion spp.	desert spoon	L			3-5 ft.	4-5 ft.	x	x			
Dendromecon harfordii	island bush poppy	L	●		8-20 ft.	8-20 ft.	x				x

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Dendromecon rigida	bush poppy	L	●	●	4-8 ft.	4-6 ft.	x					x
Deschampsia caespitosa	tufted hairgrass	L	●		1-2 ft.	2 ft.		x	x			
Dianella revoluta cultivars	flax lily	L		●■♦	varies	varies	x	x		x		
Dianella tasmanica	Tasmin flax lily	M			3-4 ft.	1-2 ft.		x	x	x		
Dianthus spp.	pink/carnation	M			1-1 1/2 ft.	1-1 1/2 ft.		x		x		
Dietes bicolor	fortnight lily	M			2-3 ft.	3 ft.		x	x	x		
Dietes iridioides	fortnight lily	M			3-4 ft.	3-4 ft.		x		x		
Dodonaea viscosa 'Purpurea'	purple hopseed bush	M			10-15 ft.	10-15 ft.	x					x
Dudleya spp.	dudleya, live forever	L	●		1 1/2 ft.	1-2 ft.			x	x		
Echeveria spp.	hens and chickens	L			3-6 in.	1 1/2 ft.			x	x		
Echinocactus spp.	barrel cactus	L	■		4 ft.	2 1/2 ft.		x	x			
Echinopsis spp.	torch cactus	L			4-12 in.	varies		x				
Echium candicans	pride of Madeira	L		●■	5-6 ft.	6-10 ft.	x					x
Elaeagnus pungens	silverberry	L			10-15 ft.	10-15 ft.	x					x
Elymus magellanicus	Magellan wheatgrass	M			1 1/2 ft.	1 1/2 ft.			x			
Encelia californica	California encelia	L	●	♦	3 ft.	4 ft.		x		x		
Encelia farinosa	brittle bush	L	●	♦	3 ft.	4 ft.		x		x		
Epilobium californica 'Everett's Choice'	Everett's choice California fuschia	L	●	●■♦	2-4 in.	3-5 ft.						
Epilobium californica varieties (Zauschneria)	California fuschia	L	●	●■♦	varies			x				
Eriogonum fasciculatum	California buckwheat	L	●	●■♦	1-3 ft.	4 ft.		x				x
Escallonia 'Compakta'	compact escallonia	M		♦	3 ft.	3 ft.		x				
Escallonia 'Frades'	Frades escallonia	M			5-6 ft.	5-6 ft.	x	x				x
Euryops pectinatus	shrub daisy	L		●■	3-6 ft.	3-6 ft.		x				x
Feijoa sellowiana	pineapple guava	M			10-25 ft.	10-25 ft.	x					x
Felicia amelloides	blue marguerite	M			1 1/2 ft.	4-5 ft.		x		x		
Ferocactus spp.	barrel cactus	L	■		8-9 ft.	3 ft.	x	x				x
Festuca californica	California fescue	M	●		2-3 ft.	1-2 ft.		x	x			
Festuca glauca	blue fescue	M			1 ft.	10 in.			x			
Fouquieria splendens	ocotillo	L	●		8-25 ft.	5-10 ft.	x					x
Frangula californicus 'Little Sur' & 'Eve Case'	coffeeberry	L	●	●■♦	4-6 ft.	4-6 ft.	x					x
Frangula californicus (Rhamnus)	coffeeberry	L	●		15 ft.	8 ft.	x					x
Fremontodendron spp.	flannel bush	L	●		20 ft.	12 ft.	x					x
Gaillardia x grandiflora	blanket flower	M			2-4 ft.	1 1/2 ft.		x	x			
Galvesia speciosa	island bush snapdragon	L	●		3 ft.	5 ft.		x				
Gardenia spp.	gardenia	M			varies			x				
Garrya elliptica	coast silktassel	M	●		10-20 ft.	10-20 ft.	x					x

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Geranium 'Johnson's Blue'	Johnson's blue geranium	M			1 1/2-2 ft.	2 ft.			x			
Geranium sanguineum	bloody cranesbill	M			8-18 in.	2 1/2 ft.			x			
Grevillea 'Noellii'	Noel's grevillea	L		●■	4 ft.	4-5 ft.	x	x				
Grewia occidentalis	lavender star flower	M			6-10 ft.	6-10 ft.	x					x
Helictotrichon sempervirens	blue oat grass	M			2-3 ft.	2-3 ft.		x	x			
Hemerocallis spp.	day lily	M		♦	varies			x		x		
Hesperaloe parviflora	red/ yellow yucca	L		●■♦	3-4 ft.	3-4 ft.		x				
Heteromeles arbutifolia	toyon	L	●	■	6-10 ft.	6-10 ft.	x					x
Heuchera maxima	island alum root	M	●		1-2 ft.	3-4 ft.		x		x		
Heuchera sanguinea	coral bells	M			1-2 ft.	1-2 ft.			x	x		
Hibiscus rosa-sinensis	Chinese hibiscus	M			8-15 ft.	5-8 ft.	x	x				x
Ilex cornuta and varieties	Chinese holly	M			varies		x	x				
Ilex vomitoria and varieties	yaupon	L			varies			x				
Imperata cylindrica 'Rubra'	Japanese blood grass	M			1-2 ft.	1 ft.			x			
Iris douglasiana	Douglas iris	M	●		1 1/2-2 ft.	1-1 1/2 ft.			x	x		
Iris spp.	bearded iris	M	■		varies			x		x		
Juncus effusus	soft rush	M	●		2 1/2 ft.	2 1/2 ft.		x	x			
Juncus patens	California gray rush	M	●		2 ft.	2 ft.		x	x			
Juniperus spp.	juniper	L	■		varies		x	x				x
Justicia brandegeana	shrimp plant	M			3-4 ft.	3-4 ft.		x				
Justicia californica	chuparosa	L	●		6 ft.	6 ft.	x	x				x
Kalanchoe spp.	kalanchoe, garden varieties	L			1-2 ft.	1-2 ft.		x	x	x		
Kniphofia uvaria and hybrids	red hot poker	L			varies			x		x		
Lantana camara	bush lantana	L			6 ft.	6 ft.	x	x				x
Lantana montevidensis and hybrids	trailing lantana	L			varies			x		x		
Laurus nobilis	sweet bay	L			12-40 ft.	12-40 ft.	x					x
Lavandula spp.	lavender	L			2-4 ft.	2-6 ft.		x				
Lavatera assurgentiflora	tree mallow	L	●		12 ft.	12 ft.	x					x
Lavatera maritima	California tree mallow	M			8 ft.	4 ft.	x					x
Leonotis leonurus	lion's tail	L			6 ft.	6 ft.	x					x
Leptospermum scoparium	New Zealand tea tree (shrub varieties)	M			4-12 ft.	4-8 ft.	x					x
Leucophyllum cvs.	compact Texas ranger	L		●■♦	varies		x	x				
Leymus 'Canyon Prince'	canyon prince rye	M			4 ft.	3 ft.		x	x			
Ligustrum japonicum and varieties	Japanese privet	M			varies		x					
Limonium vulgare	Mediterranean sea lavender	L			1-2 ft.	1-2 ft.		x	x	x		
Liriope muscari varieties	lilyturf	M			1-1 1/2 ft.	1-2 ft.			x	x		

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Lobelia laxiflora	Mexican bush lobelia	VL		●♦	3 ft.	6 ft.	x	x			
Loropetalum chinense	fringe flower	M			6-10 ft.	6-10 ft.	x				x
Mahonia aquifolium	Oregon grape	M			6 ft.	5 ft.	x	x			x
Mahonia 'Golden Abundance'	golden abundance mahonia	M			6 ft.	5 ft.	x				x
Mahonia nervosa	longleaf mahonia	M			2-3 ft.	3 ft.	x	x	x		x
Mahonia nevinii	Nevin mahonia	L			6 ft.	6 ft.	x				x
Melaleuca armillaris	bracelet honey-myrtle	M			12-15 ft.	15-30 ft.	x				x
Mimulus aurantiacus	sticky monkey flower	L	●		4 1/2 ft.	4 1/2 ft.		x			x
Miscanthus sinensis varieties	eulalia grass	M			varies			x			x
Molinia caerulea	Moor grass	L			varies			x			
Muhlenbergia capillaris	hairy awn muhly	M		●■♦	3 ft. +	6 ft.	x	x			x
Muhlenbergia rigens	deer grass	M	●	●■♦	4 ft. +	4 ft.	x	x			x
Myrsine africana	African boxwood	M			8 ft.	6 ft.	x	x			x
Myrtus communis	true myrtle	M			5-6 ft.	4-5 ft.	x	x			x
Nandina domestica	heavenly bamboo	M			varies			x		x	
Nandina spp.	compact, upright heavenly bamboo	M			4-6 ft.	3 ft.		x	x		x
Nandina spp.	low growing heavenly bamboo	M			1-3 ft.	1-3 ft.		x	x	x	
Nephrolepis exaltata 'Bostoniensis'	Boston fern	M			3 ft.	4 ft.		x			
Nerium oleander	oleander	L			20 ft.	12 ft.	x				x
Nolina microcarpa	bear grass	VL	■		3 ft.	6 ft.	x	x			
Ophiopogon japonicus	mondo grass	M			6-8 in.	6-8 in.					
Opuntia macrocentra	prickly pear cactus	L			4 ft.	6 ft.		x		x	
Opuntia microdasys	bunny ears	L			2-3 ft.	4-5 ft.		x		x	
Osmanthus fragrens	sweet olive	M			10 ft.	6-8 ft.	x				x
Pennisetum spp.	fountain grass (no self sowing selections)	L			varies			x			x
Penstemon hybrids	border penstemon	M	■		2-4 ft.	3 ft.		x	x	x	
Penstemon heterophyllus varieties	penstemon	L/M	●		1 1/2-2 ft.	2-3 ft.		x	x	x	
Phlomis fruticosa	Jerusalem sage	L		■♦	4 ft.	4 ft.		x			
Phormium hybrids	flax	M			varies		x	x			
Photinia x fraseri	Fraser photinia	M			15 ft.	15 ft.	x				x
Pittosporum crassifolium	evergreen pittosporum	M			25 ft.	20 ft.	x				x
Pittosporum tobira	mock orange	M			15 ft.	15 ft.	x				x
Pittosporum tobira 'Wheelers Dwarf'	dwarf pittosporum	M			2-3 ft.	4-5 ft.		x		x	
Plumbago auriculata 'Monott'	royal cape plumbago	M			5 ft.	6-8 ft.	x	x		x	
Podocarpus macrophyllus maki	shrubby yew pine	M			8-15 ft.	2-4 ft.	x				x
Prunus caroliniana	Carolina laurel cherry, compact varieties	M			10 ft.	8 ft.	x				x

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Prunus ilicifolia	holly leaf cherry	VL	●		10-25 ft.	10-25 ft.	x				x
Prunus lyonii	Catalina cherry	L	●		15-20 ft.	15-20 ft.	x				x
Punica granatum 'Nana'	dwarf pomegranate	M			3 ft.	6 ft.		x		x	
Pyracantha spp.	firethorn	M			4-10 ft.	4-10 ft.	x				x
Rhaphiolepis spp.	Indian hawthorne	M			5 ft.	6 ft.	x	x		x	
Rhapis excelsa	lady palm	M			5-12 ft.	5-12 ft.	x				x
Rhus integrifolia	lemonade berry	L		■	10 ft.	10 ft.	x				x
Rhus laurina	laurel sumac	L	●		15 ft.	15 ft.	x				x
Rhus ovata	sugar bush	L	●	♦	10 ft.	10 ft.	x				x
Ribes aureum	golden currant	L	●		6 ft.	6 ft.	x	x			x
Romneya coulteri	Matilija poppy	L	●		6-8 ft.	6-8 ft.	x	x			x
Rosa californica	California wild rose	L	●	■	3-9 ft.	3-9 ft.		x			x
Rosa, bush hybrids	rose	M		■	varies			x			
Rosa rugosa	Ramana's rose	M			3-6 ft.	3-6 ft.		x			x
Rosmarinus officinalis	rosemary, upright varieties	L		■	5-7 ft.	2-5 ft.		x			x
Rudbeckia hirta and varieties	Gloriosa daisy	M			1-4 ft.	1 1/2 ft.		x	x		
Salvia spp.	sage	L	■		varies		x	x			x
Salvia 'Dara's Choice'	Sonoma sage	L	●		2-3 ft.	3-6 ft.		x			x
Salvia 'Mrs. Beard'	Mrs. Beard sage	L	●		2-4 ft.	4-6 ft.		x			x
Salvia clevelandii & hybrids	Cleveland/Alan Chickering etc.	L	●	●■♦	5 ft.	8 ft.	x	x			x
Salvia greggii & hybrids	autumn sage	L			4 ft.	4 ft.		x			x
Salvia mexicana	Mexican sage	M			10 ft. +	3-5 ft.	x				x
Salvia sonomensis	creeping/Sonoma sage	L	●		1 ft.	3-4 ft.		x			x
Salvia spathacea	hummingbird/pitcher sage	M	●		1-2 ft.	3-4 ft.		x			x
Sambucus spp.	elderberry	L	■		30 ft.	20 ft.	x				x
Santolina spp.	lavender cotton	L		●■♦	2 ft.	3 ft.		x	x		
Senecio cineraria	dusty miller	L			2-3 ft.	2-3 ft.		x	x	x	
Senna artemesioides (Cassia artemesioides)	feathery cassia/senna	L			5 ft.	5 ft.		x			
Senna spectabilis (Cassia excelsa)	senna/cassia (spectabilis/excelsa)	L			6 ft.	6 ft.	x				x
Sesleria autumnalis	autumn moor grass	M			8-18 in.	8-18 in.		x	x		
Sesleria caerulea	blue moor grass	M			6-8 in.	6-8 in.		x	x		
Simmondsia chinensis 'Vista'	dwarf jojoba	VL	●	●■♦	6 ft.	6 ft.	x				x
Stachys byzantina	lamb's ears	M			1 1/2 ft.	2 ft.		x	x		
Stipa pulchra	purple feather grass	L	●		3 ft.	2 ft.		x	x		x
Strelitzia reginae	bird of paradise	M			5-6 ft.	5-6 ft.		x			x
Syzygium paniculatum varieties	Australian brush cherry	M			varies		x			x	

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Teucrium cossonii majoricum	Majorcan germander	L		●■♦	8 in.	1 1/2 ft.			x		
Teucrium fruticans	bush germander	L		●■♦	4-8 ft.	4-8 ft.	x				x
Thevetia peruviana	yellow oleander	M			8 ft. +	8 ft. +	x				x
Thuja occidentalis varieties	American arborvitae, garden selections	M			varies		x				x
Trichostema lanatum	woolly/mountain blue curls	L	●	●■♦	3-5 ft.	4-8 ft.	x	x			
Tulbaghia violacea	society garlic	M			10-24 in.	1-2 1/2 ft.		x	x	x	
Verbena stricta	hoary vervian	M			3 ft.	1 1/2 ft.		x	x		
Viburnum japonicum	Japanese viburnum	M			15 ft.	12 ft.	x				x
Viburnum tinus and varieties	laurustinus	M			varies		x				
Westringia 'Morning Light'	morning light westringia	L		●■♦	3 ft.	3 ft.	x	x	x	x	
Westringia 'Blue Gem'	upright coast rosemary	L			4-6 ft.	4-6 ft.	x	x			x
Westringia 'Wynabbie Gem'	morning light westringia	L			3-6 ft.	5-8 ft.	x	x	x		x
Westringia 'Mundi' & 'Low Horizon'	low coast rosemary	L		●■♦	1-2 ft.	3-4 ft.	x	x		x	
Woodwardia fimbriata	giant chain fern	M	●		4-5 ft.	3 ft.		x			
Xylosma congestum	shiny xylosma	M			10 ft.	10 ft.	x				x
Yucca spp.	yucca	L	■		varies		x	x		x	
Zephryranthes spp.	zephyr flower	M			6-15 in.	1 ft.		x	x		
GROUND COVERS											
Abelia x grandiflora 'Prostrata'	prostrate glossy abelia	M			1 1/2-2 ft.	4-5 ft.		x			
Acacia redolens	prostrate acacia, low-growing forms	L		■	2 ft.	12 ft.	x				x
Achillea 'Moonshine'	woolly yarrow	L		●■♦	6-10 in.	1 1/2 ft.			x		
Agave 'Blue Glow'	agave	L		■	1-2 ft.	2-3 ft.					
Agave 'Blue Elf'	agave	L		■	1-2 ft.	1-2 ft.					
Arctostaphylos cultivars	manzanita, ground cover cultivars	L	■	●■♦	varies			x			
Arctotheca calendula	cape weed	M			6-12 in.	1 1/2-2 ft.		x	x		
Armeria maritima	sea pink	M	●		6-10 in.	1 ft.		x	x		
Artemisia caucasica	silver spreader	L	●		3-6 in.	2 ft.		x	x		x
Baccharis pilularis cvs.	dwarf coyote brush	L	●	●■♦	8-24 in.	6 ft.	x	x			x
Bougainvillea spp.	bougainvillea	L		■♦	1 1/2-4 ft.	6-30 ft.	x				x
Bouteloua curtipendula	sideoats grama grass	L	●	●	1-2 ft.	1-2 ft.	x	x	x		
Bouteloua 'Blonde Ambition'	hybrid grama grass	L	●	●	1-2 ft.	1-2 ft.					
Campanula portenschlagiana	Dalmatian bellflower	M			4-6 in.	2 ft.		x	x		
Campanula poscharskyana	Serbian bellflower	M			8 in.	2 ft.		x	x		
Carissa macrocarpa	Natal plum, speading varieties	M		■	1-2 ft.	4 ft.		x			x

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Allowed in High Fire Areas	Avoid in
Ceanothus gloriosus 'Point Reyes'	Point Reyes	L	■		1-2 1/2 ft.	15 ft.	x	x				
Cerastium tomentosum	snow in summer	M			6-8 in.	2-3 ft.		x	x			
Convolvulus sabatius	ground morning glory	L		■♦	1-2 ft.	3 ft.		x	x			
Coprosma petriei 'Verde vista'	verde vista coprosma	M			1-3 ft.	4-6 ft.		x				
Coreopsis auriculata 'Nana'	dwarf coreopsis	L			5-6 in.	2 ft.		x	x			
Cotoneaster spp. (ground covers)	cotoneaster	M			1-3 ft.	6-15 ft.	x	x				
Dalea capitata	dalea (capitata)	L			8 in.	3 ft.		x	x			
Dalea greggii	trailing indigo bush	L		●■♦	1 1/2 ft.	6 ft.	x	x				
Dianella revoluta cvs	flax lily	L		●■♦	1-2 ft.	1-2 ft.	x	x	x			
Dianella caerulea cvs	flax lily	M			1-2 ft.	1-2 ft.	x	x	x			
Drosanthemum floribundum	rosea ice plant	L			6 in.	5 ft.		x				x
Dymondia margaretae	dymondia	L			2-3 in.	20 in.		x	x			
Erigeron karvinskianus	fleabane	M			10-20 in.	3 ft.		x	x			
Euonymus fortunei	euonymum, prostrate forms	M			1/2-2 ft.	varies		x				
Fragaria spp.	strawberry	M	■		4-8 in.	1-1 1/2 ft.			x			
Gazania hybrids	gazania	M			6-10 in.	3-4 ft.						
Graptopetalum spp.	graptopetalum	L			7 in.	1 ft.			x			
Helianthemum nummularium	sunrose	L			6-8 in.	3 ft.						
Hypericum calycinum	Aaron's beard	M			1 ft.	3-4 ft.		x				
Iberis sempervirens	evergreen candy tuft	M			8-12 in.	8-12 in.			x			
Iva hayesiana	poverty weed	L	●		1 ft.	3 ft.		x				
Lampranthus spp.	trailing ice plant	L			1 ft.	1 1/2-2 ft.			x			x
Lantana spp.	trailing lantana	L			2 ft.	3-6 ft.		x				x
Lonicera japonica 'Halliana'	Hall's honeysuckle	L			2 ft. +	15-30 ft.	x					x
Mahonia repens	creeping mahonia	M			1 ft.	3 ft.		x				x
Myoporum parvifolium & cvs.	myoporum	L		●♦	3-6 in.	9 ft.	x	x		x		
Myoporum 'Pacificum'	pacifica saltbush	M			2 ft.	30 ft.	x			x		
Osteospermum spp.	African daisy	L			6-12 in.	2-4 ft.		x	x	x		
Pelargonium peltatum	ivy geranium	M			1 ft.	5 ft.		x		x		
Rosmarinus 'Huntington Carpet'	trailing rosemary	L		●■♦	1-2 ft.	6-8 ft.	x	x				
Scaevola 'Mauve Clusters'	fan flower	M			4-6 in.	3-5 ft.		x				
Santolina chamaecyparissus	grey lavender cotton	L		●■♦	1-2 ft.	3-4 ft.		x	x	x		
Santolina virens 'Lemon Fizz'	lavender cotton	L		●■♦	1-2 ft.	3-4 ft.		x	x	x		
Sedum spp.	stone crop	L	■		1 ft.	1 1/2-2 ft.		x	x	x		
Senecio mandraliscae	kleinia	M			1-1 1/2 ft.	2 ft.		x	x	x		
Teucrium x lucidrys	germander	L		■♦	1 ft.	2 ft.			x			

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	High Fire Areas	Allowed in High Fire Areas	Avoid in High Fire Areas
Teucrium cossonii majoricum	Majorcan germander	L		■♦	9 in.	2 1/2 ft.			x			
Trachelospermum asiaticum	Asian star jasmine	M			18 in.	5 ft.		x				
Trachelospermum jasminoides	star jasmine	M		♦	2 ft.	10 ft.	x	x				
Verbena gooddingii	Goodding verbena	L	●		1 1/2-2 ft.	3-4 ft.		x				
Verbena lilacina	lilac verbena	L	●		1 ft.	3 ft.		x				
Verbena peruviana	Peruvian verbena	L		●■♦	18 in.	3 ft.		x				
Verbena rigida	vervian	M		●■♦	1-2 ft.	3-4 ft.		x		x		
Vinca minor	periwinkle	M		●■♦	4-6 in.	1 1/2 ft.		x	x	x		
Zinnia grandiflora	prairie zinnia	M			1 ft.	1 1/2 ft.			x			

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	LMD/CFD Street (● Arterial Street, ■ Collector Street, ♦ Local Street)	Mature Height	Mature Width	Large Planting Area	Medium Planting Area	Small Planting Area	Allowed in High Fire Areas	Avoid in High Fire Areas
VINES											
Bignonia capreolata	cross vine	M		●■♦	40-60 ft.		x				x
Bougainvillea spp.	bougainvillea	L			15-30 ft.		x				x
Campsis spp.	trumpet creeper	M			40 ft.		x				x
Cissus incisa	Texas grape ivy	M			30-50 ft.		x				x
Cissus rhombifolia	grape ivy	M			20 ft.		x	x			x
Clytostoma callistigioides	violet trumpet vine	M			15-25 ft.						x
Distictis buccinatoria	blood red trumpet vine	M		●■♦	20-30 ft.		x	x			x
Ficus pumila	creeping fig	M			40-60 ft.		x	x			x
Gelsemium sempervirens	Carolina jessamine	M			20 ft.			x			x
Hardenbergia violacea	lilac vine	M			10 ft.			x			x
Hedera helix	English ivy	M			20 ft.			x			x
Jasminum polyanthum	pink jasmine	M			20 ft.			x			x
Lonicera japonica	Japanese honeysuckle	L			30 ft.		x	x			x
Lonicera sempervirens	trumpet honeysuckle	M			10-20 ft.			x			x
Macfadyena unguis-cati	cat's claw	L		●■♦	25-40 ft.		x	x			x
Pandorea jasminoides	bower vine	M			20-30 ft.		x	x			x
Parthenocissus quinquefolia	Virginia creeper	M			20 ft.			x			x
Parthenocissus tricuspidata	Boston ivy	M		♦	20 ft.			x			x
Passiflora spp.	passion vine	M			20-30 ft.			x			x
Rosa banksiae	Lady Banks rose	M			20 ft.		x	x			x
Rosa spp	climbing roses	M			varies		x	x			x
Vigna caracalla	snail vine	M			10-20 ft.			x			x
Vitis californica	California wild grape	L	●		30 ft.		x				x
Vitis girdiana	desert grape	L	●		30 ft.		x				x
Wisteria spp.	wisteria	M			15-30 ft.		x				x

APPENDIX 10.6

CITY OF WILDOMAR

LANDSCAPE FUEL MODIFICATION STANDARD

Introduction

Proper management of vegetation in areas at risk from wildfires has proven to be a major factor in reducing the chances of structures igniting and burning, especially when combined with construction techniques designed to further protect a structure from approaching flames and burning embers.

Wildomar is uniquely positioned between two wildland areas prone to wildfires and several areas of the city have been identified as within the Very High Fire Hazard Severity zone. This zone is commonly referred to as Local Responsibility Area (LRA). LRA areas are areas within the state in which the financial responsibility of preventing and suppressing fire is the primary responsibility of a city, county, city and county, or district.

Landscape for projects identified as within the Very High Fire Hazard Severity zone shall be designed with the principles of defensible space and meet all fuel modification requirements.

California State law requires landowners in areas at risk from wildfires to implement and maintain a defensible space landscape between buildings and potential approaching wildfires (Government Code 51175-51189).

Purpose

Managing the design and placement of vegetation in and around new structures will reduce the effects of a wildfire. For this reason, codes are adopted that require vegetation management and special construction features.

The Fuel Modification Program is a vegetation management code that requires landscaped areas adjacent to new structures be dedicated for permanent vegetation management activities.

The Fuel Modification Program brings fire-safe landscaping and construction features together to improve community safety and reduce property loss during wildfire emergencies. This guideline provides you with the information and steps needed to prepare a Fuel Modification Plan and maintain vegetation in Fuel Modification areas for a successful long-term outcome. Furthermore, it covers the timing of plans for construction, plan criteria needed for approval, plant lists for the zones, new construction inspection requirements, and introductory maintenance information.

Scope

All new single-family homes, multi-family residential, Accessory Dwelling Units (ADU), utility, and commercial structures built in, or adjacent to, a wildfire-risk area or such areas designated by the fire code official require a Fuel Modification Plan in conjunction with the 2022 California Fire Code (CFC), Chapter 49, and the City of Wildomar Municipal Code.

The plan requires permanent vegetation management in dedicated land areas and is used indefinitely to facilitate on-going maintenance requirements.

For new structures proposed within the Local Responsibility Area (LRA) - Very High Fire Hazard Severity Zone (VHFHSZ), as defined in the Government Code Section 51175 – 51189, and the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1-5, a 30-foot setback from the structures to the property line shall be required as described in the Fuel Modification Zones section of this guideline.

Requirements vary based on project specifics and in some cases a Fuel Modification Plan may not be required based on lot size, configuration, or your property's connection and proximity to grass, brush, and ornamental vegetation.

Applicants should contact the City of Wildomar Office of the Fire Marshal at (951) 972-8090 Ext: 8216 to verify project specific Fuel Modification requirements and to obtain the most current Fuel Modification information. Any new or updated publications from these departments will take precedence over this guideline, along with the latest adopted codes, standards, and local municipal regulations.

Fuel Modification Overview & Sequencing

There are two types of Fuel Modification Plans: **Conceptual** and **Precise**.

Each type is submitted at a different time during the development and construction process.

1. **Conceptual** (see Fuel Modification Plans – Required Information for requirements)
    a. Infrastructure of the zone widths and program
    b. Land use restrictions
    c. Tract and property line information
    d. When to submit:
        - Concurrent with Pre-Application and Development Application
        - Concurrent with Environmental Impact Report (EIR) processing
        - Prior to the tentative tract map, parcel map, or final tract map approval
        - Prior to the fire master plan submittal
2. **Precise** (see Fuel Modification Plans – Required Information for requirements)
    a. Approval of planting plans
    b. Final details
    c. Inspection information
    d. When to submit:
        Prior to the approval of planting plans from other permitting agencies
        Prior to either the precise grading or building permit issuance, whichever comes first
        Prior to the fire master plan approval

It is recommended that the Precise Fuel Modification Plan be submitted to the City of Wildomar Office of the Fire Marshal for review prior to submitting to the Planning Department and City Landscape

Architect for Landscape Plan Check review for permitting so that initial feedback can be obtained and incorporated before the plans reach the City Landscape Architect for review.

Starting the process with the City of Wildomar Office of the Fire Marshal will help to reduce the number of landscape plan check corrections related to fuel modification requirements, for a more efficient, streamlined plan check process.

Fuel Modification Zones

Fuel modification programs vary in complexity and depend upon the type, quantity, and spacing of vegetation, topography, degree/type of exposure, local weather patterns, and the construction, design, and placement of structures.

A typical fuel modification installation consists of four **Zones**:

Zone 0: Extends from 0 to 5 feet from the structure and is irrigated. Also known as the Ember-Resistant Zone.

Zone 1: Extends 30 feet from the structure and is irrigated – includes Zone 0.

Zone 2: Extends 100 feet from the structure. It is thinned by a minimum of fifty (50) percent so that the maximum coverage does not exceed fifty (50) percent. Land within this zone must be free of debris, dead wood, branches touching the ground, and other dry or dead vegetation.

Zone 3: Extends 200 feet from the structure. Zone 3 thinned by a minimum of thirty (30)

percent. Land within this zone must be free of debris, dead wood, branches touching the

ground, and other dry or dead vegetation. Zones are described in detail below.

Zones 0 & 1 – Irrigated Structure Setback Zone:

The purpose of the setback zone is to provide defensible space for fire suppression

forces and to protect structures from radiant and convective heat. Zone 1 shall not be less than a 30-foot minimum width (with the first 5 feet as Zone 0 – the Ember Resistant Zone).

The entire zone is to be located on a level, graded area at the top or base of the slope.

Zone 0 – Ember-Resistant Zone (First 5 feet measured from the structure out, all directions)

a. No combustible bark or mulch.
b. Plants in this area to be irrigated, naturally low growing (natural growth height shall be no taller than 24 inches), non-woody and shall not impede foot-traffic nor limit firefighter access.
c. Automatic irrigation shall be provided for proposed planting.
d. No combustible construction, fencing, gates, patio covers, etc., is allowed.

Note: Requirements for this zone may change in due to Assembly Bill 3074. Assembly Bill 3074 became law in 2021. Enforcement of this bill has not begun but shall begin when the State Fire Marshal approves the vegetation clearance requirements which may take place in 2025.

Applicant shall verify latest state requirements and design the landscape based on the latest required state code if more stringent than the above listed requirements.

Zone 1 – Specific Maintenance Requirements:

a. Automatic irrigation systems are used to maintain healthy vegetation with high moisture content and regularly irrigate it.
b. Pruning foliage to reduce fuel load, maintain vertical continuity, and remove plant litter and dead wood in accordance with the horizontal spacing and vertical separation requirements.
c. Complete removal of undesirable plant species. There is also minimal allowance for the retention of selected native vegetation.
d. Plants in this zone shall be highly fire-resistant and selected from the City of Wildomar approved plant list.
e. Tree species are not allowed within 10 feet of combustible structures (measured from the edge of a full-growth crown).
f. The horizontal distance between tree crowns (at full growth) shall not be less than 10 feet.
g. Existing trees shall comply with items E & F above. In some cases, existing trees may require removal.
h. No shrubs over 48" inches (4 feet) are allowed within 30 feet of a structure.
i. Accent shrubs growing 30"-48" high shall be single shrubs, spaced 2x the height of the shrub at maturity. Accent shrubs are allowed in the 5' – 30' area outside of the Zone 0.
j. Shrubs growing 24-29" high are limited to groupings with a max aggregate diameter of 10 square feet.
k. Groundcover shall be provided between shrub clusters (no taller than 24" high).
l. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet, whichever is greater. All trees must be of standard form, no multi-trunk trees are permitted.
m. Maintenance includes thinning and removing overgrowth, replacing dead/dying fire-resistant plantings, and maintaining the operation of the irrigation system.
n. Devices that burn solid fuels are prohibited in any fuel modification zone.
o. No combustible construction shall be allowed within Zone 1.

Zone 2 – Reduced Fuel Zone (30 to 100 feet from Structure Irrigated, 50% Thinning):

This portion of fuel modification consists of irrigated landscaping. This irrigated zone is a minimum of 70 feet in width, extending 100 feet from the structure, and may be increased as conditions warrant.

The plans must delineate the portion of the fuel modification area that will be permanently and regularly irrigated. The landscape architect shall select plant species, design an irrigation system, and design a maintenance program that sensitively addresses water conservation practices and includes methods of erosion control to protect against slope failure.

All irrigation shall be kept a minimum of 10 feet from the drip line of any existing native Quercus (oak) species – exceptions to this may be submitted for approval to the Fire Marshal on a site-specific basis.

Zone 2 shall be cleared of all undesirable plant species, irrigated, and planted with species from the City of Wildomar Approved Plant List. Exceptions to save desirable species may be submitted for approval to the FM on a site-specific basis.

Zone 2 – Specific Maintenance Requirements:

a. Groundcover shall be installed and maintained at a height not to exceed 24 inches.
b. Native grasses shall be allowed to go to seed to maintain proper coverage. They shall be cut after annual seeding, at a cut height of approximately 4 inches.
c. Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species-specific needs.
d. All plant species designed for Zone 2 shall be selected from the City of Wildomar Approved Plant List. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Native vegetation not on the undesirable list is allowed to remain, providing vegetation coverage does not exceed 50 percent.
e. The horizontal distance between tree crowns at full growth shall not be less than 10 feet.
f. Tree species are not allowed within 10 feet of combustible structures (Measured from the edge of a full-growth crown).
g. Shrubs shall not exceed 6 feet in height.
h. Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
i. Shrub groupings shall be separated from other groupings a minimum of 15 feet.
j. Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be a minimum of three times the height of the understory shrubs or 10 feet, whichever is greater. All trees must be of standard form, no multi-trunk trees are permitted.
k. Tree-form shrubs and shrubs that naturally exceed 24 inches in height shall be vertically pruned and horizontally spaced in accordance with this guideline.
l. Removal of dead and dying vegetation and undesirable plant species from the City of Wildomar Unapproved Plant List.
m. Devices that burn solid fuels are prohibited in any fuel modification zone.
n. Combustible construction is not allowed within Zone 2.

Zone 3 – Reduced Fuel Zone (100 to 200 feet from Structure – 30% Thinning)

This portion of fuel modification consists of irrigated landscaping. This irrigated zone is a minimum of 100 feet in width, beginning 100 feet from the structure and extending 200 feet from the structure and may be increased as conditions warrant.

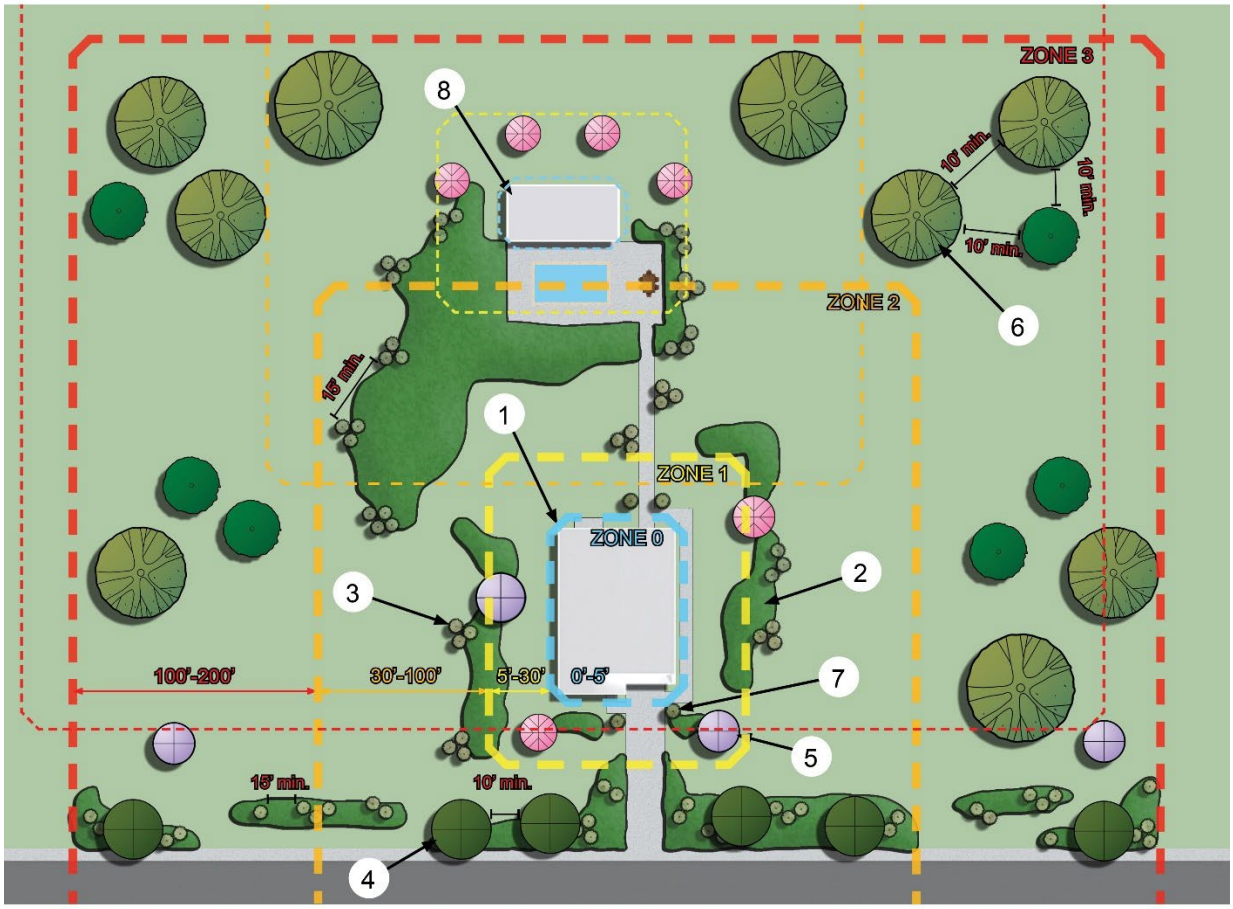
The plans must delineate the portion of the fuel modification area that will be permanently and regularly irrigated. The design of an irrigation system and the design of a maintenance program that sensitively addresses water conservation practices and includes erosion control methods to protect against slope failure.

Native vegetation not on the undesirable list is allowed to remain, providing the coverage of vegetation does not exceed 70 percent.

Zone 3 – Specific Maintenance Requirements:

a. Native grasses shall be allowed to go to seed to maintain proper coverage. They shall be cut after annual seeding, at a cut height of approximately 4 inches.
b. If irrigation is used, apply irrigation rates to maintain healthy vegetation with good moisture content based on plant species-specific needs.
c. Existing fuel modification maintenance programs are limited to the plants listed on the approved plans unless a revision is requested. Native vegetation, not on the undesirable list, is allowed to remain, providing the coverage of vegetation does not exceed 70 percent.
d. Removal of dead and dying vegetation and undesirable plant species from the City of Wildomar Unapproved Plant List.
e. Devices that burn solid fuels are prohibited in any fuel modification zone.

Fuel Modification Plant Spacing – Plan View Diagram



Above fuel modification diagram shows the general spacing of groundcover, shrubs, and trees relative to the Fuel Modification Zones. Different types of groundcover can be used in tandem provide an aestheticaly-pleasing design.

LEGEND

1. LOW GROUNDCOVER 4"-24" HIGH MAX
2. TALL GROUNDCOVER 18"-24" HIGH MAX
3. SHRUB CLUSTERS 6' HIGH MAX AND MAX AGGREGATE DIAMETER OF 10'
4. STREET TREE WITH 10' BETWEEN MATURE CANOPIES
5. SMALL CANOPY TREES IN ZONE 1
6. BROAD CANOPY TREES IN ZONES 2 AND 3
7. SINGLE SHRUBS SPACED AT 2X HEIGHT OF SHRUB AT MATURITY
8. FUEL MOD ZONES APPLY TO ALL STRUCTURES INCLUDING ACCESSORY BUILDINGS

Fuel Modification Plans: Required Information

Section 1: Conceptual Fuel Modification Plans

Plans shall be prepared by a licensed landscape architect or other design professional with equivalent credentials. If you are not using a licensed Landscape Architect, contact the City of Wildomar prior to submittal for approval.

The Wildomar Fire Marshal must approve conceptual fuel modification plans, and this approval shall occur prior to and/or concurrent with the review and approval of any entitlement or conditions being set.

Note: Plans shall be submitted electronically to the City of Wildomar in PDF format. Paper plans will not be accepted.

The following information shall be included on **Conceptual Fuel Modification Landscape Plans**:

- Delineation of each zone (ember-resistant zone, setback, irrigated, and thinning) with a general description of each zone's dimensions and character.
- Copy the "Horizontal Spacing and Vertical Separation Requirements for Installation and Maintenance in All Fuel Modification Zones" document onto the plans indicating appropriate spacing requirements will also be incorporated into the design. See Appendix, Section 10.7.
- Identify the removal of undesirable plant species in accordance with the "Fuel Modification Undesirable Plant Species List". Copy document onto plans. See Appendix, Section 10.8.
- Identify existing plant species within the required fuel modification area that are proposed to be retained and the proposed plant materials to be planted in the fuel modification area.
- Identify the size of the proposed development by showing all tract and property lines and slope contour lines. Provide the proposed location of all structures. Show the location of any structures on adjacent parcels within 200 feet of the proposed onsite structures.
- State on plans no combustible mulch shall be provided within the Ember-Resistant Zone (five feet from any structure). Identify general location and type of proposed combustible and non-combustible mulches.
- State on plans that all plant species within the fuel modification zones will be selected from the approved options within the City's Climate Appropriate Plant List. See Appendix, Section 10.5.
- Show the location of all mulch areas and information on type, size, and depth. No combustible mulch within the first five feet from structures (Ember-Resistant Zone).

- The conceptual landscape fuel modification plan set shall also include all the general information normally required for conceptual landscape plans. See the Preliminary Landscape Review Comments form in the Appendix, Section 10.2.
- Slope contours and slope %. Indicate distance from structure to top of slope, 20 feet minimum.
- Location of all fire access roads for multi-family residential and commercial developments. Fire access roads shall be labeled and dimensioned. Plans shall note that fire access roads shall be maintained clear 13'-6" high and required width based upon project type.
- If you cannot meet the requirements of the fuel modification guideline for the total distance of the zones, alternate plant species, or horizontal spacing/grouping distances, an Alternative Materials and Methods (AM&M) request letter shall be drafted and submitted with the plans. If an alternative means of protection is approved by the City of Wildomar Office of the Fire Marshal (OFM), copy the OFM signed AM&M request letter onto the plans. You will be required to resubmit the plans again for review and final approval with the letters incorporated into the plans

Section 2: Precise Fuel Modification Plans

Plans shall be prepared by a licensed landscape architect or other design professional with equivalent credentials. If you are not using a licensed Landscape Architect, contact the City of Wildomar prior to submittal for approval.

Final/Precise fuel modification plans shall include all information required for conceptual fuel modification plans in addition to the information listed below

Note: Plans shall be submitted electronically to the City of Wildomar in PDF format. Paper plans will not be accepted.

The following information shall be included on the **Precise Fuel Modification Plan:**

- Provide a legend for all trees, tree-form shrubs, shrubs, and ground cover in irrigated zones showing the maximum mature width and height of plants and proposed spacing in accordance with the *Horizontal Spacing and Vertical Separation Requirements*.
- All plants and trees shall be shown as individual symbols representative of the mature size so that the plan reviewer is able to verify sufficient spacing between plants and trees is provided.
- Irrigation plans indicating a permanent and automatic irrigation system is being designed and installed and that irrigation has been provided for all irrigated zones.
- Indicate and provide details of the method used to identify and delineate the fuel modification zones. If the City of Wildomar Office of the Fire Marshal approved an alternative means of protection at the conceptual level, a note shall be added to the plans summarizing them.

- Specify on the plans that the property owner shall be responsible for maintaining the fuel modification in the approved condition.
- Locations of fire access ladder pads, demonstrating tree canopies shall not interfere with access from required ladder pads and ladder shall be of an acceptable material such as non-combustible mulch or very low, fire-resistant groundcover that would not inhibit access, growing 3" – 12" high maximum.
- The final construction landscape fuel modification plan set shall also include all the general information normally required for construction landscape and irrigation plans. See the Landscape Plan Check Review Comments form in the Appendix, Section 10.3.

Section 3: Plant Palette Information

The Climate Appropriate Plant List has been compiled from various resource agencies responsible for environmental protection.

All plants installed shall be selected from the plants identified as appropriate for fuel modification zones and be grouped and spaced in accordance with "Horizontal Spacing and Vertical Separation Requirements for Installation and Maintenance in All Fuel Modification Zones" document. All plants shall be fire-resistant and drought-tolerant.

All plant species must be submitted in a legend on the plans containing both the botanical and common names. Retained species shall also be identified within the legend.

Plant Palette Legend:

Provide a separate plant palette legend for each plant category below:

- Trees
- Shrubs
- Groundcover (max. natural growth height shall be no taller than 24 inches)
- Grasses

Each legend shall include the following:

- Plant Symbol (separate symbol for each plant, shown at mature width)
- Plant Form – tree, tree-shrub, shrub, groundcover, grasses, succulents
- Botanical Name
- Common Name – including varietal name (if any)
- Expected Max Growth Height

- Expected Max Growth Width
  - Container Size
  - Spacing
  - Water Use Classification

Proposing Alternate Species:

If alternate plant species are proposed, the project Landscape Architect shall provide information on the size and fire-resistive characteristics for review to the City Landscape Architect and Fire Marshal. Plant selections shall be highly fire-resistant and similar in characteristics to the plants listed as appropriate for fuel modification in the City's Climate Appropriate Plants list. The City Fire Marshal and City Landscape Architect will make a case-by-case determination as to the acceptability of the proposed species.

Prohibited Species

Applicant shall not use the following prohibited species including:

- Species listed in Appendix 10.7 Fuel Modification – Undesirable Species
- Species identified as invasive by the California Invasive Plant Council
- When adjacent to MSHCP Conservation areas, no species listed on Table 6-2 of the Conservation Plan
- Species and varieties of shrubs known to grow taller than 6 feet at maturity

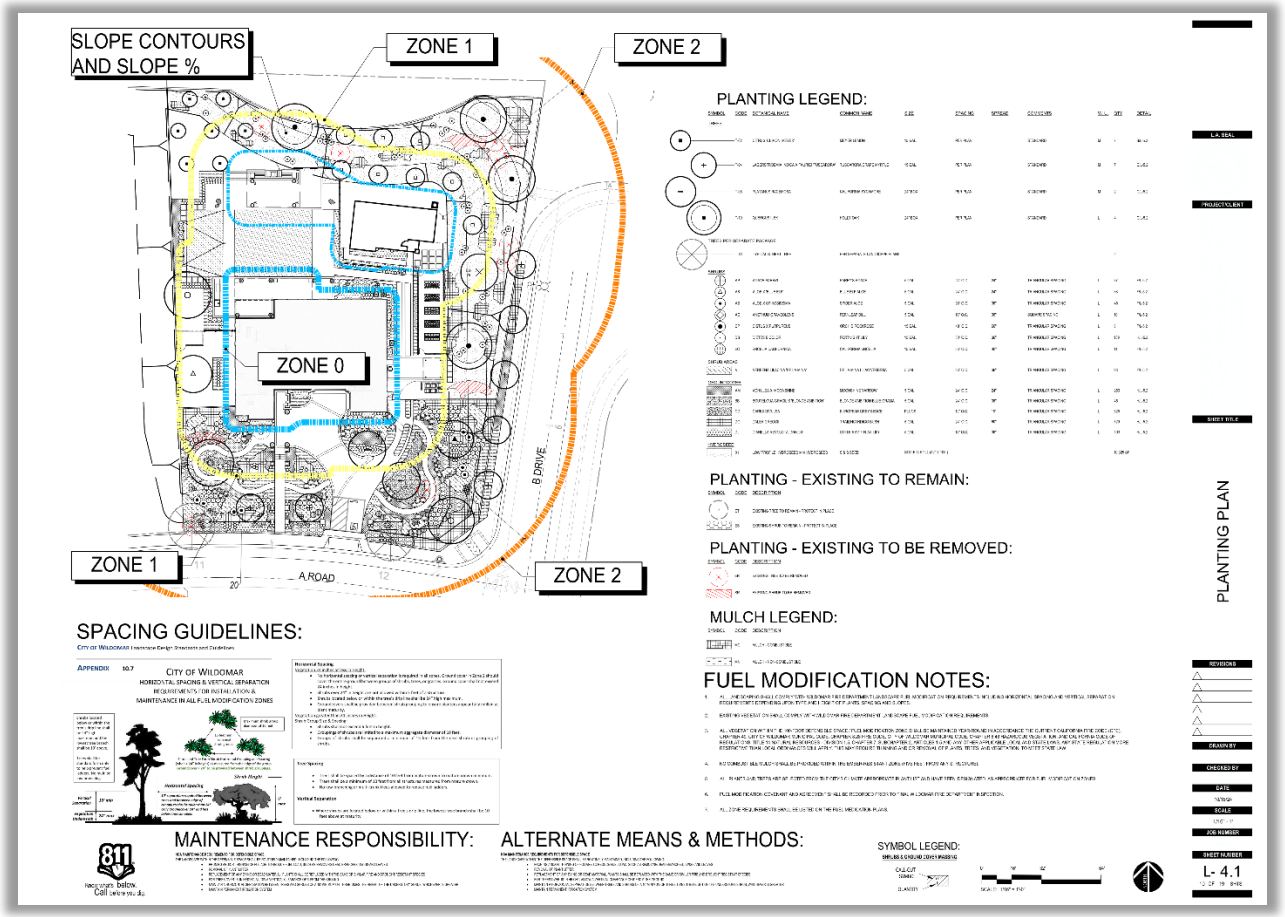
Required Plan Notes

Applicant shall include the following notes on the fuel modification plans:

- All landscaping shall comply with Wildomar Fire Department landscape fuel modification requirements including horizontal spacing and vertical separation requirements depending upon type and height of plants, spacing and slopes.
- Existing vegetation shall comply with Wildomar Fire Department landscape fuel modification requirements.
- All vegetation within the 100-foot defensible space / fuel modification zone shall be maintained year-round in accordance the current California Fire Code (CFC), Chapter 49, City of Wildomar Municipal Code, Chapter 8.28 Fire Code, City of Wildomar Municipal Code, Chapter 8.48 Hazardous Vegetation, and California Code of Regulations, Title 14 Natural Resources – Division 1.5, Chapter 7, Subchapter 2, Articles 1-5 and any other applicable local and State laws. Any State regulation more restrictive than local ordinances will apply. This may require thinning and or removal of plants, trees, and vegetation, to meet State Law.

- No combustible mulch shall be provided within the Ember-Resistant Zone (five feet from any structure).
- All plants and trees are selected from the City's Climate Appropriate Plant List and have been designated as appropriate for fuel modification zones.
- Fuel Modification Covenant and Agreement shall be recorded prior to final Wildomar Fire Department inspection.
- All zone requirements shall be listed on the fuel modification plans.

Sample Fuel Modification Plan



Above sample fuel modification plan shows some of the minimum required components and information to be included on both conceptual and precise fuel modification plans.

Plans shall also include all items required per the City's Plan Review Checklists.

Section 4: Plan Revisions

Revisions to previously approved fuel modification zones or plans shall be submitted to the Wildomar Fire Marshal and City Landscape Architect for review. The applicant shall provide a copy of the original, stamped approved plan for reference during the review.

Some minor field changes may not need a plan submittal revision. Minor field changes shall be sent to the Fire Marshal and City Landscape Architect in writing and approved before the field changes occur.

Alternate Materials & Methods, Construction Features, and Fire Protection Plans

If there are limits to areas in which you cannot meet fuel modification width distance requirements a reduction in the minimum requirement shall be based upon practical reasons and will be reviewed by the City of Wildomar Office of the Fire Marshal on a case-by-case basis and shall provide for an alternative method to reduce Structure-to-Structure, Structure-to-Vegetation, and Vegetation-to-Structure ignition. Methods to achieve this are described briefly below.

Performance Based Design:

a. A detailed technical fire behavior analysis report by a qualified wildland fire behavior professional is required (qualifications of the professional must be approved by the City of Wildomar Office of the Fire Marshal prior to their design). The report shall include BehavePlus fuel modeling outputs at a minimum.
b. A one to two-page Alternative Materials & Methods (AM&M) request letter to the City of Wildomar Office of the Fire Marshal must be submitted with the detailed technical report. The report and letter shall be drafted by the fire behavior professional and submitted with the plans.
c. The applicant shall propose compensating factors to demonstrate equivalency to the distance required (see also building construction feature and fire protection plans described below).
d. Contact the City of Wildomar Office of the Fire Marshal for a copy of the Alternative Materials & Methods (AM&M) application. Use the information within the application as a model for drafting your letter. If an alternative means of protection is approved by the City of Wildomar Office of the Fire Marshal, copy the OFM signed AM&M request letter onto the plans. You will be required to resubmit the plans again for review and final approval with the letters incorporated into the plans.

Building Construction Features and Fire Protection Plans:

a. Building Construction Features designed in accordance with Chapter 7A of the California Building Code (CBC)/Residential Code Section 337 are required for all structures.
b. Additional compensating factors will also be required. These include but are not limited to: additional building construction features, solid block wall or block wall with

tempered glass measuring a minimum of 6 feet on both sides of the wall, increased structure setbacks, special planting designs, rockscapes and plant restrictions, and reduced planting and increased hardscape areas. If a maintenance/ fire access gate is being shown along a solid block wall or block wall with tempered glass, a gate detail shall be provided on the plan that demonstrates the same applied effect as the solid wall.

c. A Fire Protection Plan shall be submitted with or prior to the conceptual FMZ plan and does not take the place of the Fire Master Plan. Approved Fire Protection Plans are provided to the applicant and to the Building Department by the City of Wildomar Office of the Fire Marshal, for design and plan review approval of the construction features.

Offsite Landowner Recorded Easements (for Extreme Cases):

a. All fuel modification should be located within the property or tract of the protected structure(s).
b. Proper on-site Fuel Modification design should be set back from the tract or property boundary lines for a distance of 200 feet.
c. When the required distance is not within the property, as a last option, a legally recorded easements shall be signed by the adjoining property owner and integrated into fuel modification plans, giving rights to the beneficiary to maintain the recorded area in perpetuity. The easement shall show the distance designed on the plans.
d. The conceptual FMZ plans will not be approved until the legally recorded agreements are copied on the plans.

Additional Requirements

Additional fuel modification requirements may apply based on project-specific conditions and based upon recommendations from Wildomar Fire Department, project fire consultants, and other involved parties.

Structures in Fuel Modification Zones and Construction Requirements:

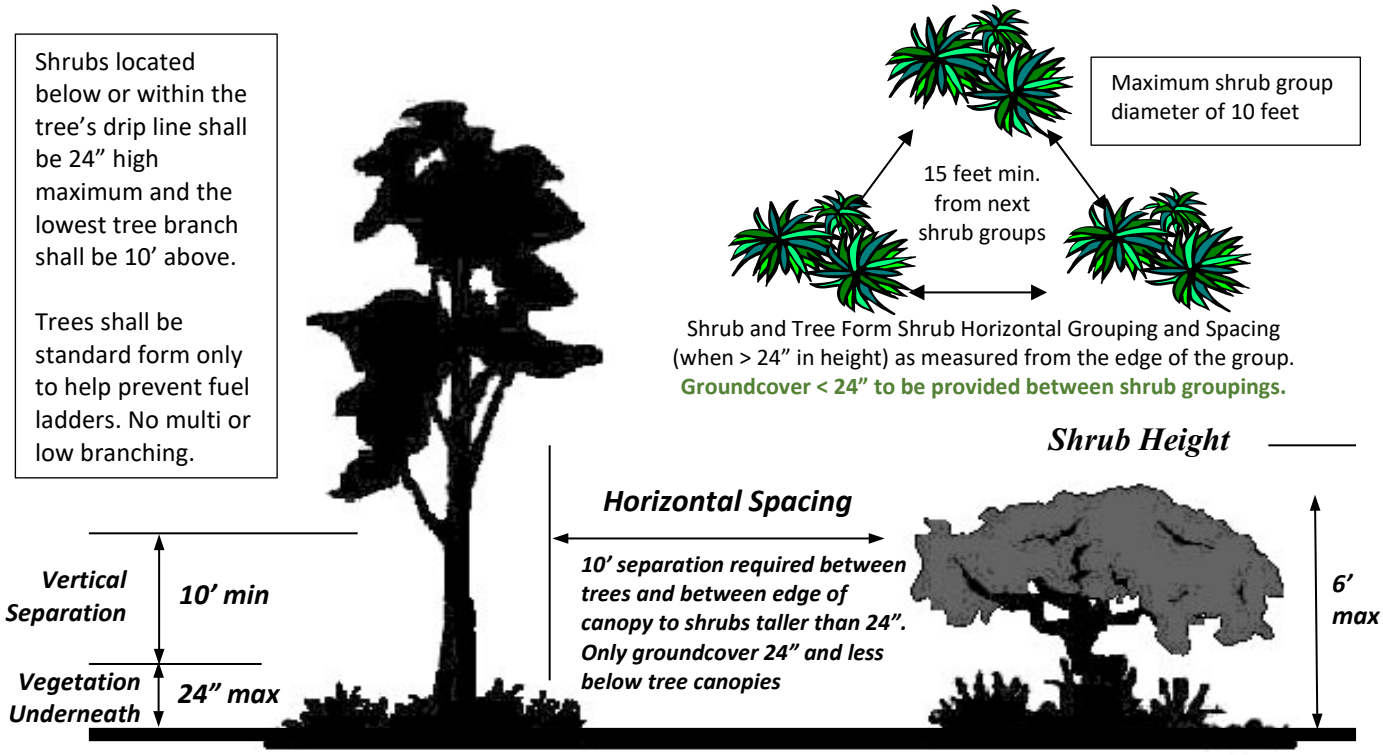
All structures in lots containing or adjacent to designated fuel modification zones shall incorporate special construction features per local and states codes. These construction features shall be shown and/r listed on the Fire Master Plan and are not required to be shown on the landscape fuel modification plans.

Contact the Wildomar Fire Department and Fire Marshal for more information on required construction techniques for structures and information on requirements for the Fire Master Plan.

APPENDIX 10.7

CITY OF WILDOMAR

HORIZONTAL SPACING & VERTICAL SEPARATION REQUIREMENTS FOR INSTALLATION & MAINTENANCE IN ALL FUEL MODIFICATION ZONES



Horizontal Spacing

Vegetation 24 inches or less in Height:

- No horizontal spacing or vertical separation is required in all zones. Ground cover in Zone 2 should cover the entire ground between groups of shrubs, trees, or grasses. Ground cover shall not exceed 24 inches in height.
- Shrubs over 24" in height are not allowed within 5 feet of a structure.
- Shrubs located below or within the tree's drip line shall be 24" high maximum.
- Groundcovers shall be provided between shrub grouping to ensure planters appear fully infilled at plant maturity.

Vegetation greater than 24 inches in Height:

Shrub Group Size & Spacing:

- Shrubs shall not exceed 6 feet in height. Single shrubs 2'–4' allowed within Zone 1 beyond Zone 0.
- Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
- Groups of shrubs shall be separated a minimum of 15 feet from the next shrub or grouping of shrubs.

Tree Spacing

- Trees shall be spaced by a distance of 10 feet from mature crown to mature crown minimum.
- Trees shall be a minimum of 10 feet from all structures measured from mature crown.
- No low-branching or multi-trunk trees allowed to reduce fuel ladders.

Vertical Separation

- Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be 10 feet above at maturity.
- Shrubs and groundcover below tree drip lines shall be 24” in height maximum.

APPENDIX 10.8

CITY OF WILDOMAR

FUEL MODIFICATION

UNDESIRABLE PLANT SPECIES LIST

Certain plants are considered undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties contributing to high flammability include large amounts of dead material retained within the plant, rough or peeling bark, and copious amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious for containing these volatile substances.

Plants with these characteristics shall not be planted in any fuel modification zone. Should these species already existing within these areas, they shall be removed because they pose a potential threat to structures.

These fire-prone plant species include but are not limited to:

TREES	
Botanical Name	**Common Name**
Abies spp.	Fir
Agonis juniperina	Juniper Myrtle
Casuarina cunninghamiana	River She-Oak
Chamaecyparis spp.	False Cypress
Cryptomeria japonica	Japanese Cryptomeria
Cupressocyparis leylandii	Leyland Cypress
Cupressus spp.	Cypress
Eucalyptus spp.	Eucalyptus
Juniperus spp.	Juniper
Lithocarpus densiflorus	Tan Oak
Melaleuca spp.	Melaleuca
Picea spp.	Spruce
Palm spp	Palm
Pinus spp.	Pine
Platycladus orientalis	Oriental arborvitae
Schinus spp.	Pepper
Pseudotsuga menziesii	Douglas Fir
Tamarix spp.	Tamarix
Taxodium spp.	Cypress
Taxus spp.	Yew
Thuja spp.	Arborvitae/Red Cedar

GROUNDCOVERS, SHRUBS & VINES	
Botanical Name	**Common Name**
Acacia spp.	Acacia
Adenostoma spp.	Chamise & Red Shanks
Agropyron repens	Quackgrass
Anthemis cotula	Mayweed
Arctostaphylos spp.	Manzanita
Arundo donax	Giant Reed
Artemisia spp.	Sagebrush
Atriplex spp.	Saltbush
Avena fatua	Wild Oat
Baccharis spp.	Coyote Bush
Bambusa spp.	Bamboo
Bougainvillea spp.	Bougainvillea
Brassica spp.	Mustard
Bromus rubens	Foxtail, Red brome
Castanopsis chrysophylla	Giant Chinquapin
Cardaria draba	Hoary Cress
Cirsium vulgare	Wild Artichoke
Conyza bonariensis	Horseweed
Coprosma pumila	Prostrate Coprosma
Cortaderia spp.	Pampas Grass
Cynara cardunculus	Artichoke Thistle
Cytisus scoparius	Scotch Broom
Eriogonum spp.	Buckwheat
Fremontodendron spp.	Flannel Bush
Heterotheca grandiflora	Telegraph Plant
Hordeum leporinum	Wild barley
Juniperus spp.	Juniper
Lactuca serriola	Prickly Lettuce
Larrea tridentata	Creosote bush
Lolium multiflorum	Ryegrass
Lonicera japonica	Japanese Honeysuckle

GROUNDCOVERS, SHRUBS & VINES - CONTINUED	
Botanical Name	**Common Name**
Mimulus aurantiacus	Sticky Monkeyflower
Miscanthus spp.	Eulalie Grass
Muhlenbergia spp.	Deer Grass
Nassella spp.	Feathergrass
Nicotiana spp.	Tobacco
Pennisetum spp.	Fountain Grass
Perovskia atroplicifolia	Russian Sage
Phoradendron spp.	Mistletoe
Pickeringia montana	Chaparral Pea
Rhus spp.	Sumac
Ricinus communis	Castor Bean
Rhus Lentii	Pink Flowering Sumac
Salvia spp.	Sage
Sacsola australis	Russian Thistle
Solanum Xantii	Purple Nightshade
Silybum marianum	Milk Thistle
Stipa spp.	Feathergrass
Thuja spp.	Arborvitae
Urtica urens	Burning Nettle

1. No plants considered invasive shall be utilized. Refer to the The California Invasive Plant Council's Website www.cal-ipc.org/ip/inventory/index.php for current targetted species. Other plants not considered invasive at this time may be determined to be invasive after further study.

2. No shrubs growing to the 6'-0" high or greater at maturity shall be allowed.

3. This list does not include all flammable species. Avoid all oily, woody, and otherwise exceptionally combustible plant and tree species.

LANDSCAPE OBJECTIVE DESIGN STANDARDS

City of
WILDOMAR
CALIFORNIA

February 2025

1289

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Section 10.9.4.E	Manufacturing Landscape Standards
Section 10.9.4.F	Medical Landscape Standards
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10.9.1 APPLICABILITY

This checklist is intended to apply to the following:

- All new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review.
- Rehabilitated landscapes projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
- Modification to existing structures and uses, requiring a building or landscape permit, plan check or design review. Whenever an existing building is modified, or a use is expanded such that it creates an increase of more than 10% in the number of existing dwelling units for residential projects or more than 10% in the existing square footage of commercial or industrial projects, all new and rehabilitated landscape shall be subject.

10.9.2 PURPOSE & USER GUIDE

Objective design standards are standards that have no subjective judgement and are easily measurable, quantifiable, and verifiable by both reviewer and the applicant.

This checklist is intended as an overview of the minimum objective requirements for landscape development projects in the City of Wildomar. A copy of this list will be used to check your application for completeness after it is submitted, to ensure all projects reviewed by the City have met a minimum consistency in landscape design. Applications not containing the necessary information on this checklist will not be accepted for landscape review.

The checklist does not relieve applicants and designing Landscape Architects from complying with applicable codes and shall be used in conjunction with City of Wildomar Landscape Design Standards and the City's Plan Review checklists after the landscape submission is deemed complete and ready for consistency review. Additional information and plans may be required to evaluate your application following initial review by staff.

To use the checklist correctly, follow the steps below:

- Step 1: The general landscape standards apply to all projects regardless of zone. Complete the General Standard Checklist section first.
- Step 2: Next, identify the project type zone and/or maintaining entity. Use and complete only the checklist for the zone & entity type of your project.
- Step 3: Finally, submit the fully completed checklist with your entitlement application.

As you go through the checklist, check each "Complete" box under "Applicant" to indicate that the information has been provided, and sign below once the checklist is complete.
If you believe an item is not applicable to your application, check the "N/A" box under "Applicant" and provide justification why the standard does not apply.

As you go through the checklist, check each "Complete" box under "Applicant" to indicate that the information has been provided, and sign below once the checklist is complete. If you believe an item is not applicable to your application, check the "N/A" box under "Applicant" and provide justification why the standard does not apply.

If you have any questions regarding this form or are uncertain if a specific requirement applies to your project, please contact the Planning Division at (951) 677-7751. A copy of the checklist with applicant section fully completed shall be provided with your application to the City. Once deemed complete by the Planning Department and the City's Landscape Architect, the entitlement review will begin and the applicant may received additional correction comments and redlined.

Please note requirements related to open space and recreation, fencing, building coverage, and similar requirements shall be per the applicable Wildomar Municipal Code and City Design Standards and are checked by Planning as part of their review.

GENERAL LANDSCAPE STANDARDS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. All landscape areas are clearly identified by label, hatch or symbol.	☐	☐	☐	☐
2. All landscape areas shall include a combination of trees, shrubs, and groundcover.	☐	☐	☐	☐
3. A legend is provided that includes Botanical & Common name for all proposed plants and water usage as identified by WUCOLS for Region 4.	☐	☐	☐	☐
4. Water quality features are shown, labeled, and planted – if any.	☐	☐	☐	☐
5. Special Landscape Areas (SLAs) are labeled on plan and total area is shown in the preliminary water calculation — if any.	☐	☐	☐	☐
6. Existing trees to remain and to remove are identified in the planting legend.	☐	☐	☐	☐
7. Sloped areas are labeled and identified.	☐	☐	☐	☐
8. A preliminary water budget is provided.	☐	☐	☐	☐
9. For projects in the Very High Fire Hazard Severity Zone, a preliminary fuel modification plan has been provided.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
10. Hardscape areas have been shown and labeled.	☐	☐	☐	☐
11. Buildings and structures are shown and labeled.	☐	☐	☐	☐
12. Utilities, fire hydrants, light standards, vehicle chargers, and signs are shown and labeled.	☐	☐	☐	☐
13. At fire utilities including hydrants and double-detector checks, a minimum of three feet clear shall be indicated on plans. Screening for fire hydrants and detector checks are shown on plan.	☐	☐	☐	☐
14. A summary of project data that includes square footage of project, new landscape area, rehabilitated landscape area, and turf area is included.	☐	☐	☐	☐
15. All required setbacks shall be shown, labeled, and dimensioned on the landscape plans.	☐	☐	☐	☐
16. All easements shall be shown, labeled, and dimensioned on the landscape plans.	☐	☐	☐	☐
17. Hardscape shall not be used to meet minimum required landscape area.	☐	☐	☐	☐
18. Transformers are shown and shall show the required clearance area as identified per SCE's Landscaping around Residential and Commercial Pad-Mounted Transformers documents. Screening for transformers is shown and placed outside of the clear area.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
19. Sidewalks and pedestrian walkways shall be a minimum of 5 feet in width.	☐	☐	☐	☐
20. A minimum of 5-foot-wide landscaping shall be incorporated around the base of all buildings (except for areas of required ingress and egress such as for walkways and driveways) to soften the edge between parking, drive aisles, and sidewalks.	☐	☐	☐	☐
21. Turf areas are identified on plan and are only utilized in functional/play areas.	☐	☐	☐	☐
22. Artificial turf is identified on plan and not shown in any areas of landscape visible from public streets.	☐	☐	☐	☐
23. Turf shall not be more than 30% of the total landscape area unless the project includes playing fields. A calculation has been provided on plans demonstrating compliance.	☐	☐	☐	☐
24. Turf shall not be used in any planter areas less than 10 feet wide.	☐	☐	☐	☐
25. All planter areas shall be a minimum of 5 feet interior width. Areas of exception include trash enclosure screening planters and planters between garages for tuck-under parking for residential developments. Any planters less than the required 5 feet shall be identified and dimensioned on plan.	☐	☐	☐	☐
26. All setback areas required by code, areas between the curb and setback, public frontage areas, or portions of the site with any street frontage, shall be landscaped except where an area of a required setback is improved with a required paved surface such as a sidewalk or driveway. Areas without landscape are labeled on plan as to their intended use.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
27. All manufactured slopes shall be indicated on plans and provided with landscaping and irrigation.	☐	☐	☐	☐
28. Limited sight corner areas are identified on plan and provided for all entries into the site. No obstructions are shown located within the limited sight area over 30" high.	☐	☐	☐	☐
29. All publicly visible walls shall be screened and softened with landscape. A minimum 5-foot-wide planter shall be provided at the base of the wall to provide the required screening and screening shown on	☐	☐	☐	☐
30. All landscape lighting fixtures shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. Light fixtures on the preliminary lighting plans are shown in compliance or a note has been added to the plan stating it shall follow the above requirement.	☐	☐	☐	☐
31. Decorative, non-living landscape materials are shown on plan and identified.	☐	☐	☐	☐
32. Decorative, non-living landscaping materials, including but not limited to sand, stone, gravel, wood, or water, may be used to satisfy a maximum of 20 percent of the required landscaping area. This may be increased in areas designated as within the Very High Fire Hazard Severity Zone that are subject to Fuel Modification	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

A. Site Design & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
33. All temporary slopes shall be indicated on plan and provided with landscaping and temporary	☐	☐	☐	☐
34. All temporary pad areas shall be indicated on plan and provided with landscaping and temporary irrigation.	☐	☐	☐	☐
35. Zoning for all adjacent lots is shown on plan. Zoning for proposed project is identified on plans.	☐	☐	☐	☐
36. Parking, loading, trash, outside storage, and service areas shall be screened from view with a combination of structures, walls, fences, and landscaping. These areas are clearly labeled on plan and provided with a minimum 3 to 5-foot-wide landscape planter with screening shrubs and/or vines. Trash enclosures shall be screened on 3 sides. All others shall be screened on sides visible from public view.	☐	☐	☐	☐
37. Palm trees shall only be used at main focal points and in community pool areas.	☐	☐	☐	☐
38. Root barriers are to be provided for all trees within 6 feet of hardscape and the public right-of-way. Root barriers shall be 24" deep and 16 feet in length minimum. A root barrier note shall be provided on the plan.	☐	☐	☐	☐
39. A minimum 3-inch layer of wood bark mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated. For low growing groundcovers, a 1 ½ inch layer shall be applied. A mulch note shall be provided on the plan. For Fuel Modification projects, non-combustible mulch is provided adjacent to all structures.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

B. Planting Quantities & Qualities & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. All trees shall be a minimum of 15 gallon size.	☐	☐	☐	☐
2. Street trees shall be a minimum of 24" box size.	☐	☐	☐	☐
3. Shrubs shall be a minimum of at least 5 gallon size. Plants growing 30" or taller shall follow this requirement.	☐	☐	☐	☐
4. Tree palette shall be balanced between evergreen and deciduous trees. Tree quantities shall be included on the plan set and a calculation showing balanced distribution of evergreen and deciduous species shall be included on the plans.	☐	☐	☐	☐
5. Street trees shall be provided at 1 per 30 linear feet of frontage area, excluding driveways, average. Where fuel modification is required, street tree spacing may extend to 1 per 40 linear feet and shall provide 10 feet clear between canopies at maturity. A calculation of perimeter linear footage required and provided trees shall be included on the plans.	☐	☐	☐	☐
6. Trees located along building facades at a rate of 1 per 30 linear feet minimum. Trees used to satisfy this requirement shall be within 20 feet of the building being screened. A calculation shall be provided at each building noting perimeter linear footage and required and provided trees. Tree count may be deficient in areas subject to fuel modification.	☐	☐	☐	☐
7. Trees located onsite at a minimum of rate of 60 trees per gross acre. This may be modified in fuel modification areas. A calculation of required and provided trees per area shall be provided on the plans, as well as the site area in both square feet and acres. Tree count may be deficient in areas subject to fuel modification.	☐	☐	☐	☐
8. Tree located in pedestrian areas such as plazas, patios and similar are provided with accessible tree grates and identified on plans.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

C. Water Efficiency & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A note shall be included on the plans stating that no overhead irrigation is allowed within 24" of a non-permeable surface.	☐	☐	☐	☐
2. All planting shall be grouped and hydro-zoned with similar water demands to facilitate efficient irrigation and prevent water waste. Plant palettes are organized based on water use and unique symbols or hatch symbols identify hydro-zoned areas.	☐	☐	☐	☐
3. All publicly visible walls shall be screened and softened with landscape. A minimum 5-foot-wide planter shall be provided at the base of the wall to provide the required screening and screening shown on plans.	☐	☐	☐	☐
4. The estimated applied water use allowed for the landscaped area may not exceed the maximum applied water allowance calculated. A calculation shall be provided demonstrating compliance and uses the City's Appendix 1.01 Water Efficient Landscape Worksheet.	☐	☐	☐	☐
5. Low water plant material shall be utilized for a minimum of 50% of the required landscape area, based on the square footages included in the preliminary water calculation.	☐	☐	☐	☐
6. Native plant material shall be utilized for a minimum of 25% of the required landscape area. Native plants shall be identified in the planting legend or a note shall be provided stating the final mix of plants shall satisfy this requirement.	☐	☐	☐	☐
7. All landscaping shall be irrigated and provided with an automatic smart weather-based irrigation system that includes a rain sensor, automatic rain-shut-off and may include soil, wind, or other sensors that improve irrigation efficiency. A note is included on the plan describing the irrigation control and proposed water-efficient irrigation method.	☐	☐	☐	☐
8. High water use plants with a plant factor of 0.7 to 1.0 can only be used in the common open space or areas identified as a Special Landscape Area such as recycled water use areas. High water use areas shall be identified clearly on plan and in the planting legend.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

D. Parking Lot Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. All landscaping shall be separated from parking area by means of a 6" concrete curb. Curb cuts for LID purposes are acceptable exception.	☐	☐	☐	☐
2. Trees shall be provided at a rate of 1 tree per every 3 uncovered parking stalls. A calculation shall be included on plans demonstrating minimum tree quantity has been provided. Parking lot trees to count towards this requirement shall be within 5 feet of the parking lot area.	☐	☐	☐	☐
3. Trees for parking lot shade shall grow a minimum of 30 feet at maturity and mature canopy width shall be indicated in the planting legend.	☐	☐	☐	☐
4. Double-loaded rows of parking shall include tree wells at a rate of 1 per every 4 stalls.	☐	☐	☐	☐
5. Landscape fingers are provided within parking rows every 10 consecutive spaces.	☐	☐	☐	☐
6. Parking lot screening shrubs shall be a minimum of 15-gallon size and shall be spaced on-center 36"- 48".	☐	☐	☐	☐
7. Trees shall provide a minimum of 30%-50% shading over parking stalls at maturity, based on the number of uncovered parking spaces per code 17.188.070. Where solar carports are provided to satisfy state energy requirements, 30%-50% of the uncovered parking stall area shall be covered by trees at maturity. A shading plan shall be included within the plan set as required per code 17.188.070.	☐	☐	☐	☐
8. At the end of all parking stall rows, landscaped planters shall be provided. End-aisle planters shall not less than 5 feet in width in all interior dimensions and shall include step-outs where abutted by parking stalls. End aisle planters shall be the length of the adjacent parking stall.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

D. Parking Lot Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
9. Bumper over-hang areas shall be shown and labeled on plans.	☐	☐	☐	☐
10. Adjacent to Side or Rear property lines: Parking areas shall provide a perimeter landscaped strip at least five (5) feet wide interior width, exclusive of any bumper overhang areas.	☐	☐	☐	☐
11. Adjacent to Buildings: Parking spaces shall be separated from buildings by a pedestrian sidewalk (minimum 5 feet) and/or a landscape strip (minimum 5 feet).	☐	☐	☐	☐
12. Adjacent to Streets: Parking areas shall provide a perimeter landscaped strip at least 5 feet wide between the street right-of-way and parking area, exclusive of any bumper overhang areas.	☐	☐	☐	☐
13. Step-outs shall be provided wherever parking stalls are adjacent to landscape planters. Step-outs shall be provided as either 12" x 12" integral pour or as a 4-6" x 12" doweled step-out. This step-out area shall not reduce the minimum inside dimension of the 5-foot-wide landscape planter. A minimum of one step-out per sheet shall be labeled and dimensioned on the landscape concept plan(s).	☐	☐	☐	☐
14. A minimum of ten percent of the total off-street parking area shall be landscaped with trees, shrubs, and appropriate ground cover. The parking area shall be computed by adding the areas used for access drive aisles, stalls, maneuvering, and landscaping within that portion of the premises that is devoted to vehicular parking and circulation. The parking lot landscape area that counts towards this requirement shall be clearly delineated on the plan or a separate diagram may be provided to demonstrate compliance. A calculation demonstrating compliance shall be provided that includes total parking lot area, required parking lot landscape area, and provided parking lot landscape area.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

D. Parking Lot Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
15. No trees shall be allowed within the bumper overhang area.	☐	☐	☐	☐
16. Bumper overhang total square footage identified in project data section.	☐	☐	☐	☐
17. Parking lot screening shrubs shall be evergreen to provide year-round screening. Note provided in legend identifying screening shrubs as evergreen.	☐	☐	☐	☐
18. All open parking areas shall be screened from view of adjacent properties and streets using walls, berms, and/ or evergreen landscaping and shall be 36" - 48" high. On projects requiring fuel modification, screening shall be provided by a low decorative wall in combination with plant material appropriate for the applicable fuel modification zone. Screening elements are graphically shown on plan and labeled.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

E. Right-of-Way & Median Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. Right-of-way shall clearly be identified on plans.	☐	☐	☐	☐
2. Street trees are centered within their assigned planter and a minimum of 30" front edge of sidewalk and back-of-curb to trunk.	☐	☐	☐	☐
3. No loose rocks or boulders proposed in right-of-way.	☐	☐	☐	☐
4. Plans shall include a note stating that landscaping will conform with the current version of City of Wildomar's Standards and Specifications for Public Improvements (Road Standards).	☐	☐	☐	☐
5. A separate palette in the legend is provided for parkways and right-of-way landscaping with mature plant widths less than the width of the parkway/planter.	☐	☐	☐	☐
6. Landscape medians are treated with approved materials which may consist of landscaping and stamped concrete or river rock between landscaped areas.	☐	☐	☐	☐
7. All right-of-way landscaping including parkways shall be maintained by the adjacent property owner, with the exception of right-of-way landscape located within a city-maintained City Facilities District or Landscape Light Maintenance District. A note is included on the plans identifying the maintenance entity or entities. Projects with more than one maintenance entity shall identify areas of maintenance on plan or by separate maintenance diagram included with the submission.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.3 GENERAL LANDSCAPE STANDARDS

E. Right-of-Way & Median Landscaping & General Standards	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
8. Power poles identitified and no combustible landscaping within 10 feet.	☐	☐	☐	☐
9. Where overhead lines occur, no trees taller than 15 feet are proposed and mature height is noted in the planting legend.	☐	☐	☐	☐
10. Medians less than five feet have enhanced paving only.	☐	☐	☐	☐
11. All right-of-way landscaping shall be irrigated with low volume drip and bubbler irrigation. An irrigation design statement is included on the plans that includes this requirement.	☐	☐	☐	☐
12. A minimum of two tree species are proposed – the street theme tree and a flowering accent tree flanking entry corners. No palms within right-of-way planters and medians.	☐	☐	☐	☐
13. Medians greater than five feet shall have an 18" wide maintenance walk adjacent to the 6" curb at planting areas. A dimension is shown on plan demonstrating compliance.	☐	☐	☐	☐
14. Where medians occur next to turn pockets, planting proposed shall be a maximum of 24" inches high. A note shall be added to plans where this occurs.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

SINGLE FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

A. Single Family Residential Landscaping & Single Family Tract Housing	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. The front yard setback and all graded slopes over 3 feet high shall be landscaped and irrigated. Except for areas of required ingress and egress such as driveways and pedestrian paths.	☐	☐	☐	☐
2. A note has been added to the plans indicating the front yard and right-of-way landscaping including the street trees shall be maintained by the property owner or property owner's Homeowner's Association.	☐	☐	☐	☐
3. Model home complexes shall use low water planting for 75% to 100% of the landscape area and this reflected within the Preliminary Water Calculations.	☐	☐	☐	☐
4. Each lot shall have a minimum of 3 front yard trees consistent of 1 – 15 gallon front yard tree, 1 – 24" box front yard tree, and 1 – 24" box street tree. Additional street trees shall be provided for corner and wide lots at a rate of 1 per 30 lineal feet.	☐	☐	☐	☐
5. Tract conceptual submittals (FSPOD) shall include the following concepts: Typical front yards, Model home complex, Slopes, Parks, HOA / Common Area, CFD / LLMD – if applicable, Wall & Fence	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

A. Single Family Residential Landscaping & Single Family Tract Housing	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
6. Where reverse frontages occur, a meandering sidewalk has been provided.	☐	☐	☐	☐
7. Tract projects with 50 lots and greater shall provide an entry statement. A tract entrance designation shall consist of a neighborhood identification sign on a decorative wall or monument, with at least a twelve-foot depth of landscaping (measured from the right-of-way line) surrounding the wall or monument (Exhibit "B"). No element of the tract entrance designation shall be placed within the public right-of-way. Plans shall identify tract entrance signage location and locate them outside of any limited sight area at the corner.	☐	☐	☐	☐

Note: Street sections, trails, bikeways, parkway widths, corner cutbacks, and median location requirements are reviewed by the Planning Department and Engineering Department. This checklist does not waive other more stringent requirements identified by other reviewing departments and does not waive any applicable requirements per the Wildomar Municipal Code and the City's Single-Family Residential Design Guidelines.

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

MULTI-FAMILY RESIDENTIAL OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

B. Multi-Family Residential Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. Where projects are adjacent to public streets, the first 10 feet of this setback must be landscaped.	☐	☐	☐	☐
2. The minimum required recreational-leisure areas (RLA) shall be identified clearly shown, labeled, and dimensioned on plan.	☐	☐	☐	☐
3. RLAs shall be identified as passive or active and shall show and label proposed facilities, landscape areas, and hardscape areas.	☐	☐	☐	☐
4. A maximum of 25 of the required RLA area shall be hardscape. A calculation shall be provided on the landscape plans demonstrating compliance and shall include the total RLA area, total landscape area and percentage and total hardscape area and percentage.	☐	☐	☐	☐
5. Enhanced, textured paving or striping shall be included where pedestrian crossing occurs in parking, driveway, and drive-thru areas.	☐	☐	☐	☐
6. Enhanced, textured paving shall be provided at primary project entrances.	☐	☐	☐	☐
7. For buildings over 3 stories, all fire ladder pads and access points shall be indicated on plans. No tree canopy shown over required ladder pad area.	☐	☐	☐	☐

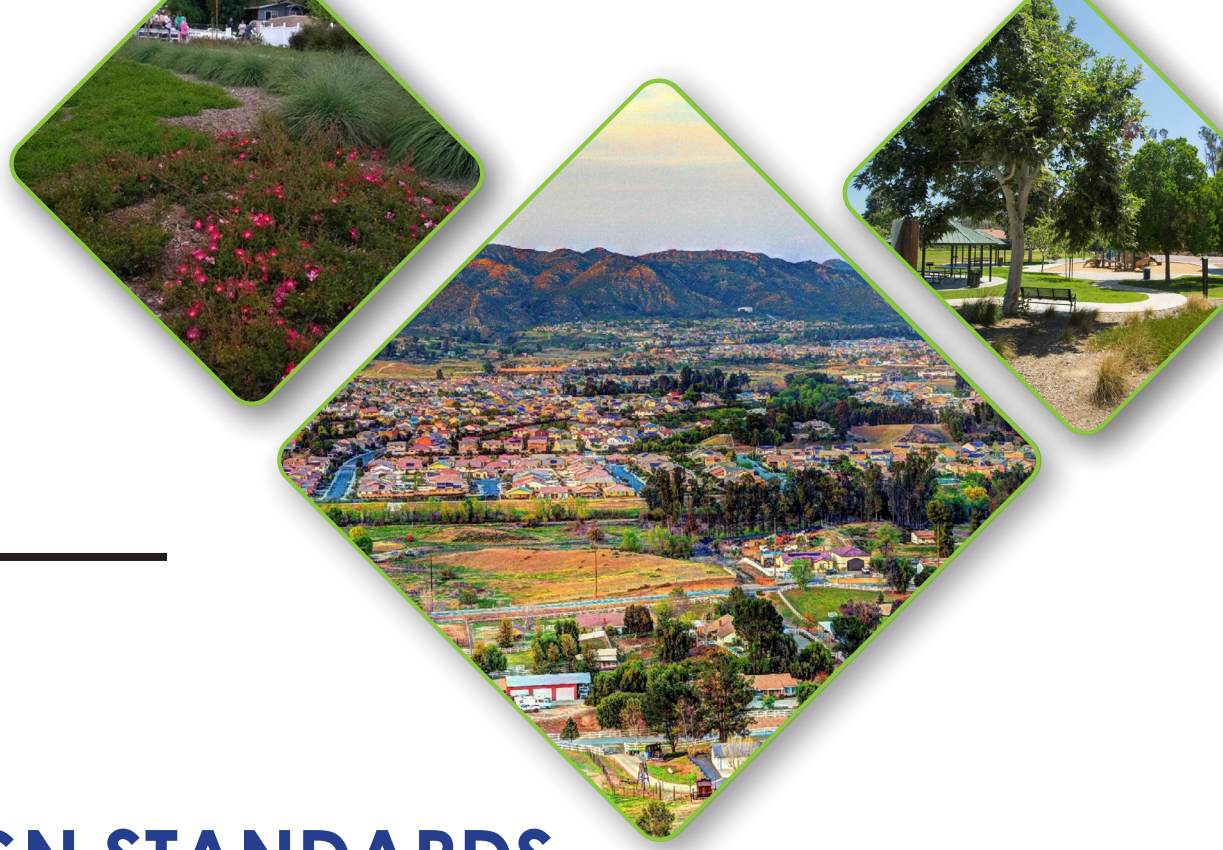
Note: Open space requirements and calculations are reviewed for sufficiency by the Planning Department.
This checklist does not waive other more stringent requirements identified by other reviewing departments and does not waive any applicable requirements per the Wildomar Municipal Code and the City's Multi-Family Design Guidelines.

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

B. Multi-Family Residential Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
8. Site elements are labeled including benches, pots, trash and recycling receptacles, drinking fountains, water features, and lighting.	☐	☐	☐	☐
9. A minimum of 35% of the onsite trees shall be 24" box or greater. All others shall be at least 15 gallon size.	☐	☐	☐	☐
10. A minimum of (2) 36" box or 48" box upsized specimen trees are provided flanking each entry drive into the site, located outside of the limited sight areas at the corners.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS



COMMERCIAL OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

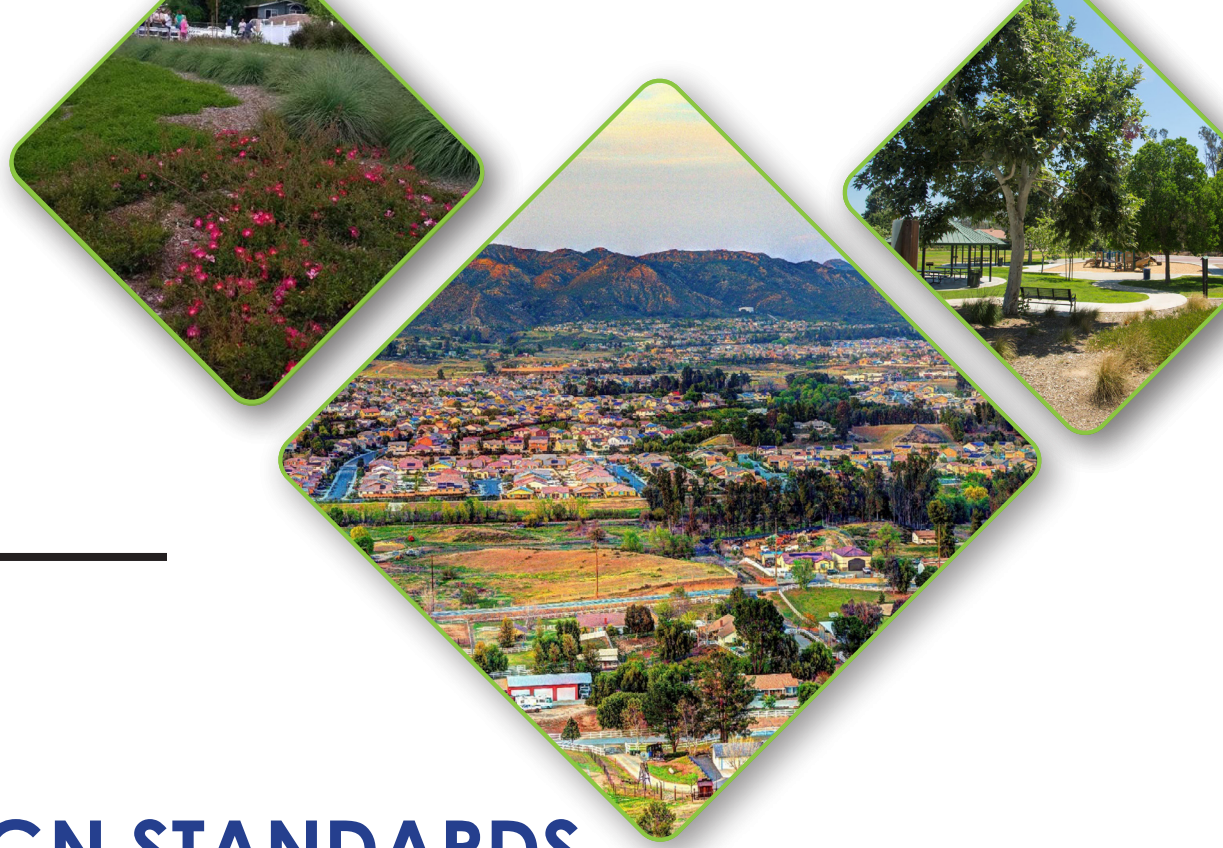
C. Commercial Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A minimum of 15% of the site proposed for development shall be landscaped and irrigated.	☐	☐	☐	☐
2. Hardscape for required open space areas shall be permeable.	☐	☐	☐	☐
3. A safe pedestrian path has been provided from parking areas to the entry of buildings and is identified by enhanced, decorative paving and/or striping.	☐	☐	☐	☐
4. Bicycle parking is located adjacent to the safe pedestrian route(s).	☐	☐	☐	☐
5. A safe pedestrian path has been provided from the right-of-way and adjacent bus stop and is identified by enhanced, decorative paving and/or striping.	☐	☐	☐	☐
6. A minimum of (2) 36" box or 48" box upsized specimen trees are provided flanking each entry drive into the site, located outside of the limited sight areas at the corners.	☐	☐	☐	☐
7. Enhanced paving is identified at site entries to accent the entry drives.	☐	☐	☐	☐
8. Plans shall identify any proposed stormwater BMPs and LID features and provide a brief sustainability statement describing these items.	☐	☐	☐	☐
9. All areas not utilized by structures, storage, paved walks, plazas, driveways or parking shall be landscaped.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

C. Commercial Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
10. All pads for future development shall be labeled and provided with temporary landscaping and	☐	☐	☐	☐
11. Projects shall incorporate trellises or pergolas to support vines and climbing plants – except for projects subject to fuel modification.	☐	☐	☐	☐
12. A minimum of 5% on the onsite area shall be provided as recreational and/or leisure open space areas that are publicly accessible by pedestrian path. A calculation of required and provided area shall be provided on the plans and areas shall be appropriated dimensioned and annotated with square footage sub-total per area.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

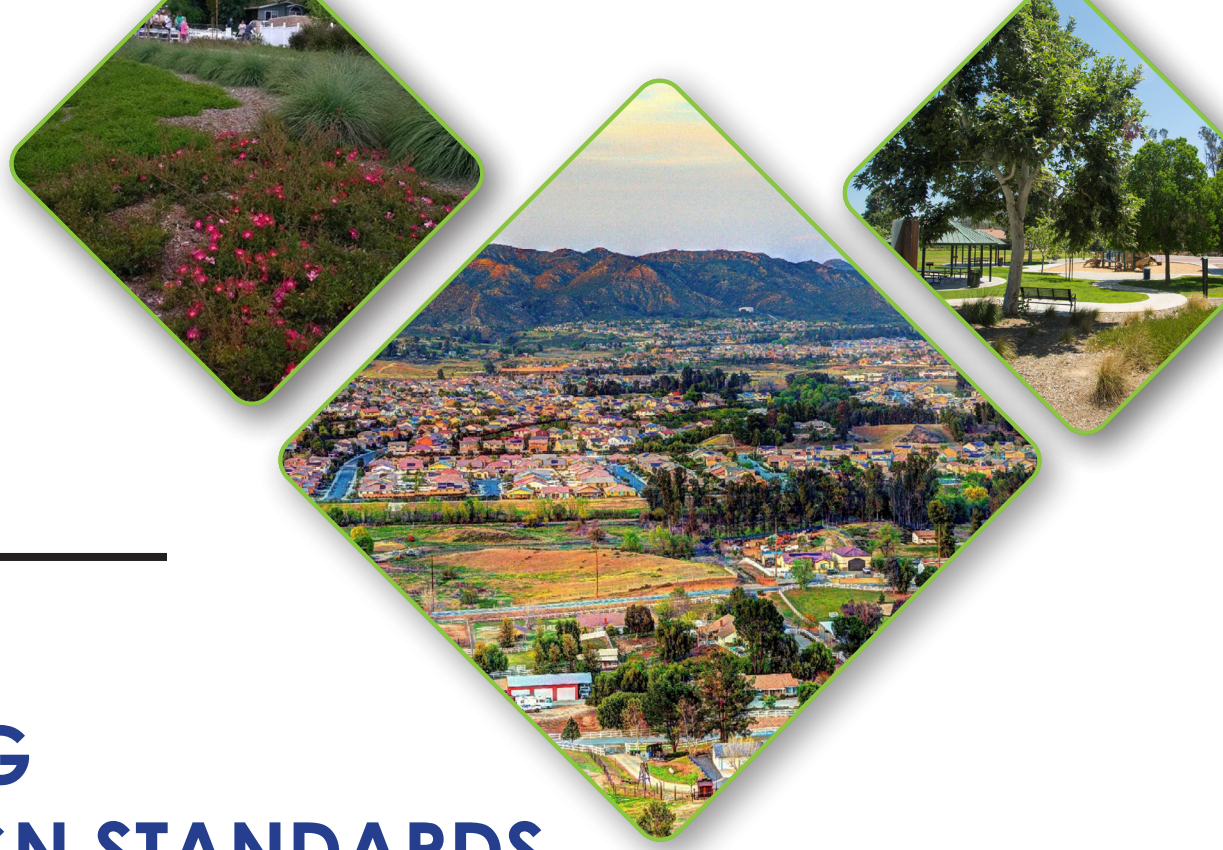


INDUSTRIAL
OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

D. Industrial Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A minimum of 15% of the site proposed for development shall be landscaped and irrigated.	☐	☐	☐	☐
2. Proposed non-screened exhibit of products shall be identified on plan and shall be set back at least 10 feet from the property line.	☐	☐	☐	☐
3. A minimum 10-foot strip adjacent to the street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.	☐	☐	☐	☐
4. A minimum of 20 feet of the rear and side setback shall be landscaped adjacent to resident and commercial zoned properties, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

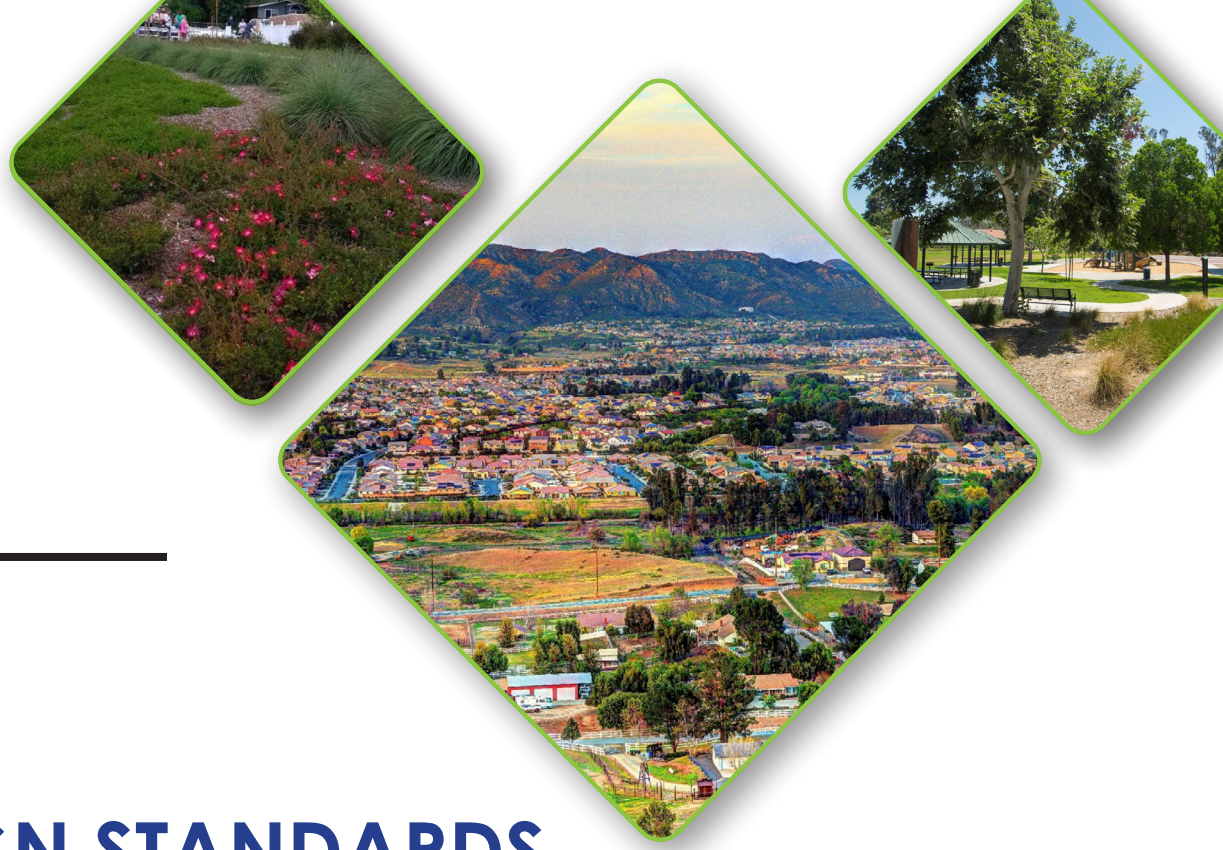


MANUFACTURING OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

E. Manufacturing Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A minimum of 10% of the site proposed for development shall be landscaped and irrigated.	☐	☐	☐	☐
2. A minimum 10-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way.	☐	☐	☐	☐
3. A minimum 20-foot strip adjacent to lots residentially zoned lots or W-2-M or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall the landscaping be less than 10 feet wide excluding curbing.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

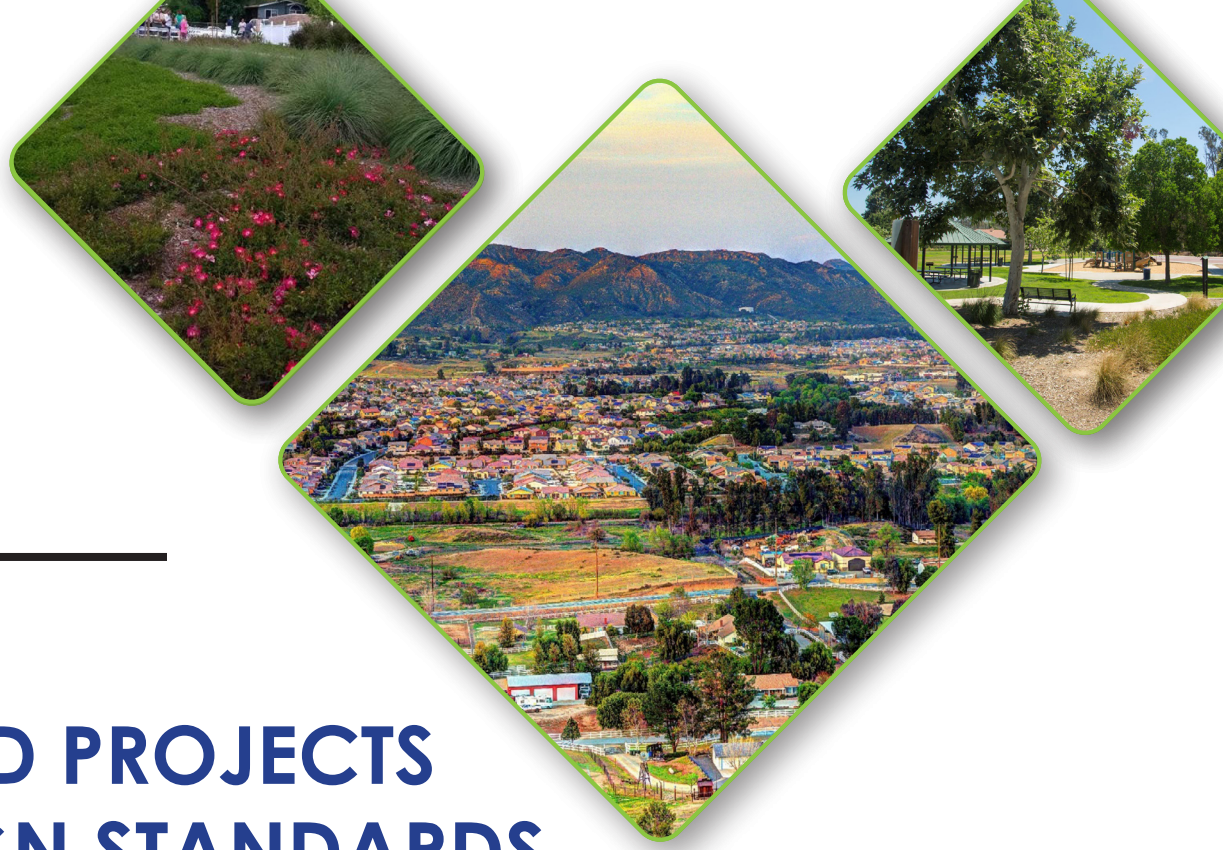


MEDICAL
OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

F. Medical Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. A minimum of 15% of the site proposed for development shall be landscaped and irrigated.	☐	☐	☐	☐
2. Inland Valley Drive Street Setback. A minimum 10-foot landscape strip adjacent to the street property line shall be landscaped and maintained.	☐	☐	☐	☐
3. West Property Line Setback (Along I-15 Freeway). A minimum 10-foot landscape strip adjacent to the property line shall be landscaped and maintained.	☐	☐	☐	☐
4. North Property Line Setback. A minimum 10-foot landscape strip adjacent to the property line shall be landscaped and maintained.	☐	☐	☐	☐
5. East Property Line Setback (South of Prielipp Road). A minimum five-foot landscape strip adjacent to the south property line shall be appropriately landscaped.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS



CITY-MAINTAINED PROJECTS OBJECTIVE DESIGN STANDARDS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

G. City-Maintained Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
1. Street trees shall be provided at 30 feet on center. A calculation shall be provided on plans that includes the length of the frontage along the public street, the required tree quantity, and the provided tree quantity.	☐	☐	☐	☐
2. Street trees at corners shall be a flowering variety and shall be 36" box minimum. The corner tree will be the closest to any given corner, located outside of the limited sight area. A note shall appear in the legend indicating the tree as flowering. All other trees shall be a minimum of 24" box.	☐	☐	☐	☐
3. Street tree species shall be selected from the City's approved street trees, located within Section 10 Appendix of the City's Landscape Standards within the Climate Appropriate Plant List.	☐	☐	☐	☐
4. Shrubs shall be of 5 gallon size minimum. Appropriate on-center spacing for all plants shall be reviewed during the consistency review.	☐	☐	☐	☐
5. Groundcover shall be a minimum of 1 gallon. Flatted groundcover allowable on slopes at 12" on center spacing. Appropriate on-center spacing for all plants shall be reviewed during the consistency review.	☐	☐	☐	☐
6. Vines shall be 5 gallon size minimum.	☐	☐	☐	☐
7. Planters for street trees shall be a minimum of 5 feet interior width and shall be dimensioned on plan. Where street sections provide less than 5 feet width within the right-of-way for planting, the difference shall be provided onsite to ensure the 5 feet minimum plantable space is provided for required street trees. Planter widths are dimensioned on plans demonstrating compliance.	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

10.9.4 SPECIFIC LANDSCAPE STANDARDS

G. City Maintained Landscaping	APPLICANT		CITY USE ONLY	
	Complete	N/A	Complete	N/A
8. A maintenance exhibit or diagram is provided detailing the location of all proposed City-maintained areas. For tract projects, the maintenance exhibit details all applicable maintenance entities including at a minimum but not limited to: LLMD, CFD, HOA, and Private.	☐	☐	☐	☐
9. The maintenance exhibit includes quantities and square footages of the following: landscape areas, trails, basins, concrete channels, slopes, easement areas and notes the proposed maintenance entity for each.	☐	☐	☐	☐
10. A note is indicated on the plans stating: "All landscaping improvements shall be maintained by the property owner and the property owner's landscape contractor until final acceptance of the work by the City."	☐	☐	☐	☐
11. A note is indicated on the plans stating "Final landscape construction document plans will comply with County of Riverside standard plans/details."	☐	☐	☐	☐
12. An irrigation design statement stall be provided on the concept noting that that project will utilize an automatic irrigation controller manufactured by Calsense and that all city-maintained areas shall include separate water and electrical meters and services.	☐	☐	☐	☐
13. All streetscape plantings shall be low water with the exception of vines and accent planting at street corners and focal moments such as signage and public art.	☐	☐	☐	☐
14. A note is indicated on the plans stating "All landscape construction materials & methods for public works and city-maintained projects shall conform with the Standard Specifications for Public Works Construction (Greenbook), latest adopted editions including modifications and supplements".	☐	☐	☐	☐

ADDITIONAL APPLICANT COMMENTS	ADDITIONAL CITY COMMENTS

CONDITIONALLY APPROVED

- ☐ BY THE PLANNING DEPARTMENT
- ☐ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING COMMISSION
- ☒ BY THE CITY COUNCIL

FOR THE CITY OF WILDOMAR ON 06 / 08 / 2022

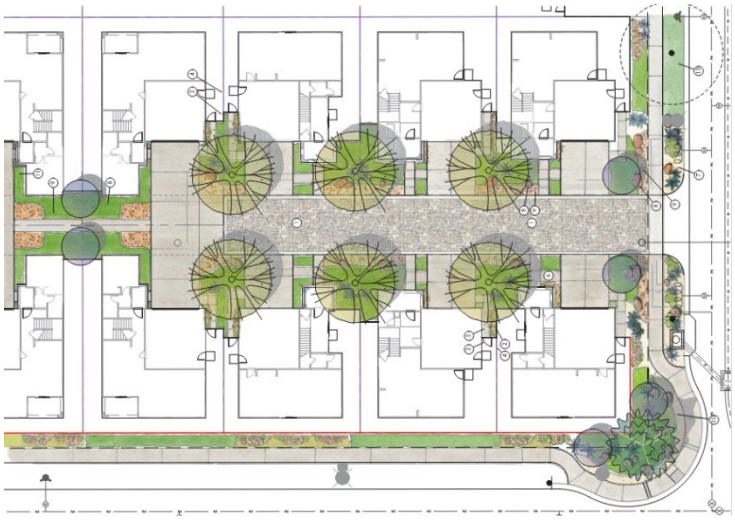
APPLICATION NOS. N/A

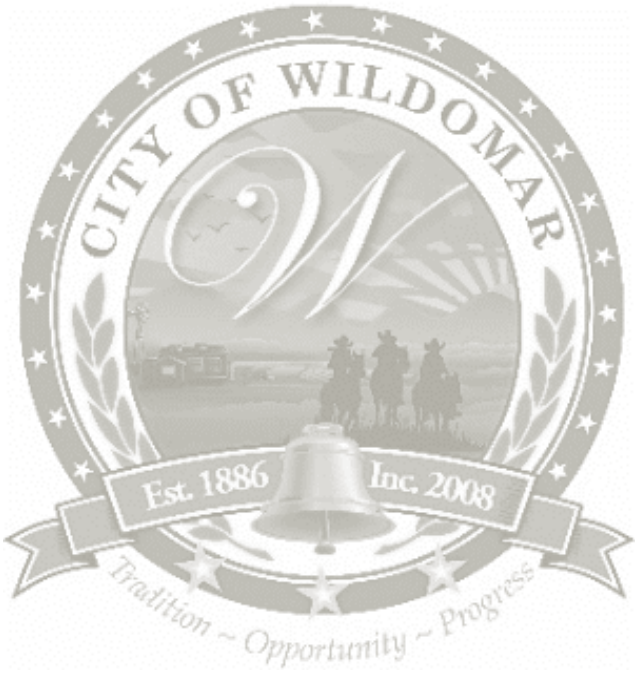
PLANNER M B

SIGNATURE Matthew Bassi

CITY OF WILDOMAR

LANDSCAPE DESIGN STANDARDS AND GUIDELINES




CITY OF WILDOMAR
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1. PURPOSE

These guidelines are to provide standards for the design and installation of landscaping and irrigation systems for the various development projects in the City of Wildomar. The intent is to guide applicants, qualified landscape professionals, and residents in creating water efficient landscapes that visually enhance the City through quality design, installation, and maintenance.

They will also provide guidance in implementing the City's landscape related Municipal Code Chapters and the State's Model Water Efficient Landscape Ordinance (MWELO) which outlines the minimum requirements for landscape construction documentation packages and the maximum water allowance for residential and non-residential landscape projects. If any conflict arises between these guidelines and the most current mandates of the State's Model Water Efficient Landscape Ordinance, the stricter of the two shall apply.

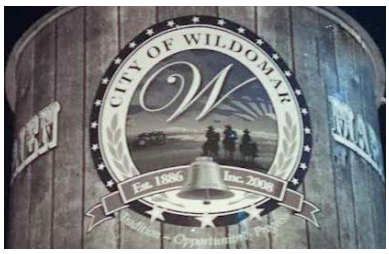
The Landscape Design Standards and Guidelines shall supersede all requirements of Chapter 17.279 Water-Efficient Landscapes and City Of Wildomar Water Efficient / Conservation Landscape Standards Manual. In accordance with Ordinance No. 212, as applicable, all persons and/or entities subject to the State Model Water Efficient Landscape Ordinance (23 CCR, Division 2, Chapter 2.7) shall comply with Sections 492.6(a)(3)(B), (C), (D), and (G), of the State Model Water Efficient Landscape Ordinance, as amended September 15, 2015, as it may be amended in the future.

2. GOALS

- To promote environmental conservation, recognizing that beautiful and water efficient landscape designs are integral to the City's character and community's quality of life.
- To incorporate the main principles of water conservation in landscape design with the:
  - use of water conserving plants
  - reduction of turf area
  - grouping of plants according to watering needs
  - application of irrigation methods to meet plant needs
- To provide guidance and standards to create beneficial landscape designs, that can also be utilized as criteria to evaluate design proposals.
- To ensure well designed harmonious landscapes that strengthen and unify residential and commercial developments.

3. QUALITY LANDSCAPE DEVELOPMENT

Local arid conditions and unique characteristics of Wildomar create landscape design challenges and possibilities within our community. The City is located along Interstate 15 freeway in Riverside County and is nestled in a valley bordered by the Santa Rosa Plateau to the west and rolling hills to the east. Wildomar has a diverse mix of developments and land uses that blend the older rural design character with the newer more modern commercial and residential communities. This region requires carefully designed landscapes that are both water efficient and that respond to this blended environment to create connections, enhance function, beautify, and strengthen the City's strong sense of community.



4. APPLICABILITY

These landscape design standards and guidelines shall apply to the following:

- All new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review.
- Rehabilitated landscapes projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
- Modification to existing structures and uses. Whenever an existing building is modified, or a use is expanded such that it creates an increase of more than 10% in the number of existing dwelling units for residential projects or more than 10% in the existing square footage of commercial or industrial projects, landscaping shall be provided as required under these standards and guidelines to the greatest extent feasible.
- For existing landscaping and irrigation, the requirements for removal and replacement of required landscaping and maintenance within these guidelines shall apply to all landscaping and irrigation within the City. When a homeowner replaces landscape and irrigation, these design standard and design guidelines are encouraged to be used but are not mandatory.
- In the event of a declared water shortage or mandatory water conservation measures imposed by the State of California or other government agency having such authority, a development project shall comply with all water allocations programs adopted by the state or agency.

5. PLAN SUBMITTAL AND APPROVAL PROCESS

This section is intended to outline the phases and general requirements from plan preparation to final landscape inspection.

- A licensed landscape architect shall prepare all landscape submittals in fulfillment of this document's requirements. The landscape architect must consult with City staff and the City's landscape architect at the earliest possible stage of site development for a coordinated and well prepared landscape plan submittal.
- For projects greater than one (1) acre in land area, a landscape architect with a current California license shall certify to the preparation of all landscape plans. A certified irrigation designer may prepare the irrigation plans.
- Most landscape design proposals will require two separate phases to complete the review process. The Planning Department will provide plan review or plan check fee information prior to the submittal of each phase in the process.
- Review comment checklists for the Preliminary Landscape Plan and Landscape Documentation Package are provided in Section 10. Appendix. The checklists do not contain all of the design standards outlined in these guidelines. The checklists will be used by the City to review landscape plans for fundamental compliance items. The designing landscape architect is strongly encouraged to use the checklists as a self-review tool when preparing landscape plans for city submittal.

5.1 Phase 1 - Discretionary Development

A Preliminary Landscape Plan is required as part of a development project application (i.e., Plot Plan, CUP, etc.) and with applications subject to design review or land use entitlement. The City will review the plan for compliance with these guidelines, landscape related ordinances, and with special landscape requirements of any applicable master plan, specific plan or overlay area.

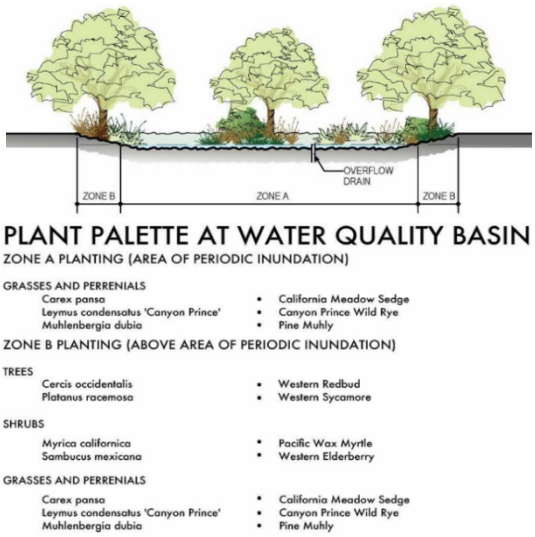
The Preliminary Landscape Plan shall convey a fully developed landscape program. Irrigation plans are not required at this phase; however, a preliminary water budget calculation shall be included to show that the proposed landscape program is compliant.

The City's design review process represents the basis for approval or denial of a landscape design proposal, and no grading, building, or use permit can be issued until a project has received approval from the required approval authority.

The Preliminary Landscape Plan shall be developed to construction drawing level and at a minimum, include the following items:

- Identify all landscape planting material, including trees, shrubs, groundcover, and turf. The proposed planting layout shall be clearly communicated with hatches or symbols. Proposed plant quantities and sizes to be noted by estimated number or percentages.
- List botanical name, common name, and water use classification (per current WUCOLS found at ucanr.edu/sites/WUCOLS/) for each plant.
- Identify any Special Landscape Areas (SLA) to be included in the Water Efficient Landscape Worksheet such as, reclaimed water use areas, edible landscape areas, or recreational turf fields.

- Locate and identify all biofiltration or detention basin areas and provide a specialized plant palette for basin bottom (Zone A, periodic inundation) and slopes (Zone B, above inundation).
- Locate and identify all existing protected trees, noting biological name, common name, and trunk diameter. Note trees proposed to be removed, relocated on-site, or maintained in place. For additional information, refer to Section 7.1.4 Existing and Protected Trees.
- Illustrate sloped areas, include slope ratio, topographic lines, and elevations. Provide a specialized plant palette that demonstrates material suitable for slope stability.
- Provide a preliminary water efficient landscape worksheet that reflects the proposed landscape program (MAWA and estimated ETWU).
- For projects located within the Very High Fire Severity Zone, provide a Preliminary Fuel Modification Plan complete with zone delineation, description, and restrictions and limit plant palette to fire resistive material.



- Locate and identify all decorative paving and hardscape material. Note if any materials are permeable.
- Locate and identify all buildings and structures, including the height and material of all walls, fences, and gates.
- Locate and identify all utilities, light standards, vehicular charging stations, and signs.
- Locate and identify all outdoor amenity features, including, but not limited to pools, spas, various water features, trellises, gazebos, play equipment, bike racks, picnic tables and benches.
- Special design attributes may require elevations, detail drawings and/or the submittal of manufacturer's literature.
- Note required setback for landscaping. Minimum requirement by land use zones can be found in Title 17 (Zoning) of the Wildomar Municipal Code.
- Note the total square footage of the project, new landscape area, rehabilitated landscape area, turf area.
- Note the shade percentage required and provided for the parking space area.
- Note the proposed irrigation method for each hydrozone or plant type.

It is the responsibility of the designing landscape architect to be aware of and comply with the requirements and standards of these guidelines, all landscape related chapters of the Wildomar Municipal Code, the City's current policies, and current State of California water efficient landscape requirements.

Revisions to the Preliminary Landscape Plan may be necessary until it complies with city standards and project requirements. Once complete, an approval letter with conditions of approval will be prepared and provided to applicant and the project's design team as part of the discretionary review process for the project.

5.2 Phase 2 - Post Entitlement

A Landscape Documentation Package to be reviewed and approved during the grading and building plan check process.

Once a discretionary development project is approved by the Planning Commission or City Council, full landscape and irrigation construction drawings must be submitted to the Planning Department for plan check review. The Landscape Documentation Package shall be in substantial conformance with the approved Preliminary Landscape Plan, while incorporating the conditions of approval and any necessary revisions communicated at the conclusion of the discretionary design review phase. Clearly note if there are any changes or deviations from the approved Preliminary Landscape Plan.

The Landscape Documentation Package (required concurrently with submittal of the project grading plans shall include the following elements:

- Stamped Approved Preliminary Landscape Plan.
- Landscape Construction Design Plan.
- Planting Design Plan.
- Irrigation Design Plan.
- Water Efficient Landscape Worksheet.
- Soil Management Report.
- Grading Design Plan.
- Details and specifications to fully support all elements of the design plans.

The above items are further outlined in Section 6. Landscape Documentation Package Requirements and Section 7. Landscape Design Standards and Guidelines.

The elements of the Landscape Documentation Package listed above will be thoroughly reviewed by City Staff for compliance with the criteria contained in these guidelines and the project's conditions of approval. City Staff will provide detailed plan review comments after each review. Plans shall be revised and resubmitted along with correction response comments from the designing landscape architect during the 2nd plan check phase. City Staff will review the revised plans and responses and continue this process until the construction landscape plans are approved to the satisfaction of the Planning Department.

5.3 Phase 3 - Landscape Construction and Final Inspection

The designing landscape architect is required to monitor the installation of all irrigation and landscaping with site inspections after the completed review phases to ensure quality of work and adherence to the approved landscape documentation package.

All projects requiring approval of landscape plans must install and maintain the landscape in a manner which substantially conforms to the approved plans. Any changes to the approved landscape plans, prior to or during installation, must be approved by the City in advance. Any changes must be submitted to the Planning Department for review and must include a checklist detailing all changes.

Once the landscape installation is complete and the irrigation system is fully operational:

- Fully execute Parts 1-6 of the Certificate of Completion with all necessary plans, reports, and documentation to planning staff. Refer to Section 6. Landscape Documentation Package Requirements, as well as Appendix for certificate and outline of all required parts.
- Submit the Certificate of Completion to the assigned planner with request for a final landscape inspection. Assigned planner will facilitate an inspection appointment with the City's Landscape Consultant or Inspector.
- For the inspection appointment, the owner's representative, site superintendent, and landscape contractor shall be on site for questions and coordination.
- Prior to Planning Department sign-off of certificate of occupancy, all landscape requirements and conditions must be fulfilled and verified during the final inspection.

6. LANDSCAPE DOCUMENTATION PACKAGE REQUIREMENTS

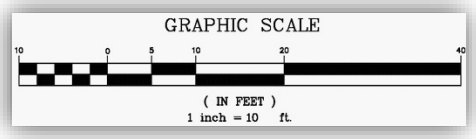
6.1 Title Sheet and General Design Plan

The following project information shall be provided on the title sheet of the Landscape Documentation Package:

- Date
- Project applicant name and contact information
- Project address (if available, parcel and/or lot number(s))
- Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed). Projects that include multiple maintenance entities (private homeowner, homeowner's association, municipality, etc.) are to be separated into different plan sets.
- Total project area, new landscape area, rehabilitated landscape area in square feet, as well as the area and percentage of turf area.
- Provided parking space shade area in square foot and percentage.
- Water supply type (e.g., potable, recycled, well) and identify the local water purveyor
- Project contacts to include information for the project applicant, property owner, landscape architect, architect, engineer, etc.
- Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."

Each design plan sheet of the package shall provide the following information:

- North arrow
- Graphic scale, preferably an engineer's scale of 1"=10' or 1"=20', the same scale shall be used for all design plans



- Delineated property lines and easements, including utility easements
- Adjacent streets, including location, dimension, and centerline
- Existing and proposed public improvements, including right-of-way and street dedications
- All existing and planned buildings and structures on site with delineated architectural features such as, doors, windows, awnings, and attached trellis.
- The stamp and signature of a licensed landscape architect. The City may allow other licensed or certified landscape design professionals to prepare a landscape documentation package, but approval must be obtained prior to package submittal.

Construction level details and specifications shall be provided for all proposed construction, planting, irrigation, and grading elements.

Plan reference information is to be noted for elements that impact the landscape documentation package but are included under separate submittals.

It is the responsibility of the designing landscape architect to be aware of and comply with the requirements and standards of these guidelines, as well as all landscape related chapters of the Wildomar Municipal Code, the City's current policies, and current State of California water efficient landscape requirements.

6.2 Landscape Construction Design Plan

When a project has complex site improvements that cannot be clearly described on the planting plan, a landscape construction design plan is required.

The landscape construction design plan shall include, but not be limited to the following:

- General landscape construction notes and specifications.
- Construction legend or schedule including item description, material, model, finish, manufacturer, etc.
- Construction details for all landscape features, including enhanced hardscape elements, fences, walls, gates, walkways, trails, landscape lighting, arbors, trellises, signs, and water features.
- If any aspects of the landscape construction elements (including those items listed above) are to be constructed according to the architect's or engineer's plans, a general description of the element is to be included and a reference provided to other plans.
- If signage is proposed on the landscape plans, include a note that all project signs and/or monument signs require a separate permit.

6.3 Planting Design Plan

With the approval of the Preliminary Landscape Plan, the proposed planting design program has been reviewed and revised to the satisfaction of the City. However, the applicant's landscape architect is responsible to incorporate any outstanding City comments or conditions of approval.

Further revisions may be necessary during the Landscape Documentation Package phase if plans are found to be noncompliant with any State or City ordinances, guidelines, policies, or if modifications have been made to site layout or planting design program.

The planting design plan, at a minimum, shall:

- Identify all landscape planting material, including trees, shrubs, groundcover, and turf. The proposed planting layout shall be clearly communicated with hatches or symbols.
- List botanical name, common name, container size, on center spacing, quantities and water use classification (per current Water Use Classification of Landscape Species (WUCOLS) found at ucanr.edu/sites/WUCOLS/) for each plant. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley.

- Limit palette to fire resistive plant material.
- Identify type of mulch, application depth, and supplier
- Identify soil amendments, type, and quantity as referenced from the soil report

- Identify any Special Landscape Areas (SLA) to be included in Water Efficient Landscape Worksheet such as, reclaimed water use area, edible landscape areas, or recreational turf fields.
- Locate all existing protected trees, noting biological name, common name, and trunk diameter. Note trees proposed to be removed, relocated on-site, or maintained in place. Refer to Section 7.1.4 Existing and Protected Trees for additional information regarding protected trees.
- Locate and identify all paving and hardscape material. Note if any materials are permeable.
- Locate and identify all buildings and structures, including the height and material of all walls, fences, and gates.
- Locate and identify all utilities, light standards, vehicular charging stations, and signs.
- Locate and identify all outdoor amenity features, including, but not limited to pools, spas, various water features, trellises, gazebos, play equipment, bike racks, picnic tables and benches.
- Delineate and label each hydrozone by number, letter, or other method
    - Identify each hydrozone as low, moderate, high water or mixed water use.
    - Identify recreational areas
    - Identify areas permanently and solely dedicated to edible plants
    - Identify areas irrigated with recycled water
    - Identify areas of temporary irrigation
- Identify type and surface area of water features

Edible plants can be used throughout the landscape. Purple Basil, Raspberry, and Lemongrass

- Illustrate location, construction details, and cross-sections of any stormwater best management practices that facilitate on-site retention and infiltration of stormwater. Stormwater best management practices are encouraged, and examples include but are not limited to:
    - Biofiltration beds, swales and basins that allow water to collect and soak into the ground

Decorative rain barrel

    - Constructed wetlands and retention ponds that retain water, handle excess flow and filter pollutants
    - Pervious or porous surfaces (e.g., permeable pavers or blocks, pervious or porous concrete, etc.) that minimize runoff
    - Identify any applicable rain harvesting or catchment technologies
    - Identify any applicable graywater discharge piping system components and area(s) of distribution

Refer to Section 7. Landscape Design Standards and Guidelines for a more detailed explanation of planting design principals, requirements, and restrictions.

6.4 Irrigation Design Plan

The irrigation design plan, at a minimum, shall contain the following:

- Point of connection to the public water supply, and location and size of separate water meters for landscape. Provide reference information when point of connection is to be installed or specified on a separate plan.
- A note to clearly identify the water source(s) as potable or recycled water.
- Location, type, size, and manufacturer of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain sensors, quick couplers, pressure regulators, backflow prevention devices, and emitter products.
- Static water pressure at the point of connection to the public water supply and maximum flow rate for the irrigation system.
- Flow rate (gallons per minute), application rate (inches per hour) and design operating pressure (pressure per square inch) for each station.
- Recycled water irrigation systems as specified in Section 7.2.3 Recycled Water below.
- The signature of a licensed landscape architect or certified irrigation designer.
- Refer to Section 7.2 Irrigation Standards for a detailed explanation of irrigation design principals, requirements, and restrictions.

6.4.1 Water Efficient Landscape Worksheet

A project applicant shall submit the Water Efficient Landscape Worksheet, see Appendix, which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The Maximum Applied Water Allowance (MAWA) is calculated based on the maximum ETAF allowed and expressed as annual gallons required. The Estimated Total Water Use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. The ETWU must be below the MAWA. In calculating the MAWA and ETWU, the ETo values from the CIMIS Reference Evapotranspiration Table, Department of Water Resources, 1999, City of Elsinore shall be used and is as follows:

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ETo
2.1	2.8	3.9	4.4	5.9	7.1	7.6	7.0	5.8	3.9	2.6	1.9	55.0

Water budget calculations shall adhere to the following requirements:

- The plant factor used shall be from the most current publication of the Water Use Classification of Landscape Species (WUCOLS). The plant factor ranges from 0 to 0.1 for low water use plants, from 0.4 to 0.6 for moderate water use plants and from 0.7 to 1.0 for high water use plants.
- All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

- All Special Landscape Areas shall be identified. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
- For determining Estimated Total Water Use, the average irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Refer to the Section 7.2.2 Hydrozone for additional information.

The above information is subject to change with the most current State's Model Water Efficient Landscape Ordinance or updated City's Water Efficient Landscape Worksheet.

6.5 Soil Management Report

To reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:

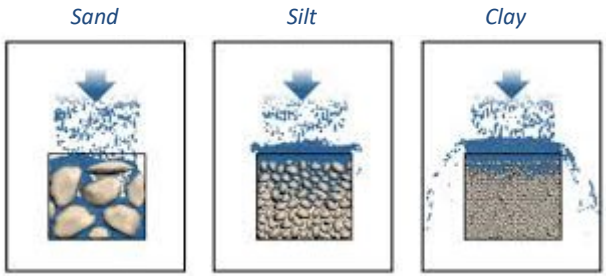
Submit soil samples to an accredited agronomic soil testing laboratory for analysis and recommendations.

Soil sampling shall be conducted in accordance with laboratory protocol, including procedures for adequate sampling depth for the intended plants.

Samples shall be taken from enough locations on the site to represent an adequate cross section of conditions. In projects with multiple landscape installations or a large landscape project of more than 10,000 square feet, a soil sampling rate of 1 in 7 lots or 15% shall serve as an adequate cross section.

The soil management report shall include, as applicable:

- Soil texture
- Infiltration rate determined by laboratory test or soil texture infiltration rate table
- pH
- Total soluble salts
- Sodium
- Percent organic matter
- Amendment recommendations
- Maintenance soil treatment and/or amendments



Water infiltration with varying soil textures

The project applicant, or his/her designee, shall comply with one of the following:

- If significant mass grading is not planned or is completed, the soil analysis report shall be included on the landscape plans as part of the Landscape Documentation Package.
- If significant mass grading is planned but not completed, the soil analysis report shall be submitted as part of the Certificate of Completion. All notes, details, and specifications on the landscape plans shall refer to the soil management report for amendments and irrigation scheduling.

The soil management report shall be made available, in a timely manner, to the professionals preparing the landscape and irrigation design plans to make any necessary adjustments to the planting and irrigation design plans.

The project applicant, or his/her designee, shall submit documentation (photos, dated receipts, etc.) verifying implementation of soil analysis report recommendations with Certificate of Completion.

6.6 Grading Design Plan

For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan, prepared by a licensed civil engineer, shall be provided as reference as part of the Landscape Documentation Package.

The project applicant shall include grading information on the landscape plan that indicates finished configurations and elevations of the landscape area including all the following:

- Height and ratio of graded slopes
- Flow lines and drainage patterns
- Pad and finish floor elevations for buildings
- Finish surface and finish grade elevations as necessary
- Stormwater retention improvements, if applicable

To prevent excessive erosion and runoff, the following are required:

- Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes.
- Avoid disruption of natural drainage patterns and undisturbed soil.
- Avoid soil compaction in landscape areas. Compacted soils should be ripped or scarified to a minimum depth of 12 inches.

6.7 Certificate of Completion

Prior to the issuance of a Certificate of Occupancy or at the request for final landscape inspection a Certificate of Completion (Parts 1-6) shall be submitted to the City, refer to Appendix.

The completed Certificate shall supply the following:

- Part 1 - Project information
- Part 2 - A statement that the landscaping and irrigation system have been installed in substantial compliance with the approved Landscape Documentation Package. It acknowledges the evaluation of the landscape and irrigation system by a California licensed landscape architect, landscape contractor or other individual deemed qualified by the Planning Director.
    - Record drawings or “as-builts” are required where there have been significant changes made to the approved plans or field modifications during construction
- Part 3 - Irrigation scheduling parameters used to set the controller. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes. See Section 6.7.1 Irrigation Scheduling below

- Part 4 - Landscape and irrigation maintenance schedule. See Section 6.7.2 Landscape and Irrigation Maintenance Schedule below
- Part 5 - Irrigation audit report prepared by a certified irrigation auditor. See Section 6.7.3 Irrigation Audit Report below
- Part 6 - Soils analysis and amendment report and evidence of amendment implementation. See Section 6.5 Soil Management Report above.

The developer shall also submit approved copies of the Certificate of Completion to the local water purveyor and property owner or his or her designee.

6.7.1 Irrigation Scheduling

For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

Overhead irrigation shall be scheduled between the hours of 6:00 p.m. and 6:00 a.m. unless weather conditions prevent it. Verify watering window with Elsinore Valley Municipal Water District's most current guidelines or restrictions. Operation of the irrigation system outside the normal watering window is only allowed for auditing and system maintenance.

For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance. Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g., CIMIS) or soil moisture sensor data.

Irrigation scheduling parameters used to set the automatic controller shall be developed and submitted for each of the following:

- The plant establishment period
- The established landscape
- Temporarily irrigated areas.

A valve data table that provides the following for each station:

- Irrigation interval (days between irrigation)
- Soil infiltration rate as provided by the soil analysis report to restrict the following to avoid runoff
    - Irrigation run times (hours or minutes per irrigation event)
    - Number of cycle starts (daily irrigation run times divided into shorter cycles with rest periods in between to allow for infiltration)
- Amount of applied water scheduled to be applied monthly
- Application rate setting
- Root depth setting
- Plant type setting

- Soil type
- Slope factor setting
- Shade factor setting
- Irrigation uniformity or efficiency setting

The valve data table shall be included on the irrigation plans as a reference to properly program the automatic irrigation controller.

6.7.2 Landscape and Irrigation Maintenance Schedule

Landscapes shall be maintained to ensure water use efficiency.

A regular maintenance schedule shall include, but not be limited to routine inspection, auditing, adjustment and repair of the irrigation system and its components, aerating and dethatching turf areas, topdressing with compost, replenishing mulch, fertilizing, pruning, weeding in all landscape areas, and removing obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.

A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.

6.7.3 Irrigation Audit Report

All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Irrigation audits shall not be conducted by the person who designed or installed the landscape or irrigation system. An irrigation audit report to include, but is not limited to inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure, and any other factors necessary for the accurate programming.

Irrigation performance testing kit including pressure gauge, catchment cups, anemometer, and marking flags to be used by a certified landscape irrigation auditor.

In large projects or projects with multiple landscape installations (e.g., residential developments, multi-tenant commercial complexes, mixed-use sites) a rate of one audit per landscape phase shall be required unless otherwise approved by the City.

The city may require an irrigation water use analysis, irrigation audits, or irrigation surveys to ensure ongoing compliance with the Maximum Applied Water Allowance.

7. DESIGN GUIDELINES AND STANDARDS

Together, the landscape and irrigation shall provide beautiful water efficient, low maintenance landscapes that utilize materials and equipment that are well suited for Wildomar's unique conditions, climate, and varied land uses.

In addition to these requirements, all right-of-way landscaping shall also conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department. These Road Standards may include more stringent requirements than those found in this plan. Where there appears to be conflicting guidelines for right-of-way landscaping between this plan and the Road Standards, the apparent conflict shall be brought to the attention of the City for review and decision regarding which standard(s) shall govern.

7.1 Landscape Standards

The landscape shall be an integral part of any project. The character of the community, site architecture, as well as the intended function and aesthetic concerns of the project shall be carefully considered. A well designed and executed landscape design will improve the value, appearance, and function of the site.

Refer to Section 7.5 Residential Landscape Standards, 7.6 Non-Residential Landscape Standards, and 7.7 Street Tree and Right-of-Way Landscape Standards for additional project specific requirements such as minimum landscape areas and plant container sizes.

Refer to Section 8. Public Works Landscape Standards And Maintenance Requirements which outlines the guidelines for City maintained Community Facilities District (CFD) improvements, as well as the Engineering Department Capital Improvement Projects (CIP).

7.1.1 Planting Design Principals

Plant selection shall consider water conservation through the appropriate use and groupings of plants that are well adapted to the project's soil, have similar watering needs, and best suited for climatic, geological, and topographical conditions.

Select plants that are from local and regional landscape program plant lists, such as Riverside County Guide of California Friendly Landscaping, Elsinore Valley Municipal Water District's and Western Municipal Water District's Water-Wise Landscaping, as well as bewaterwise.com. Visit their websites for publications and resources.

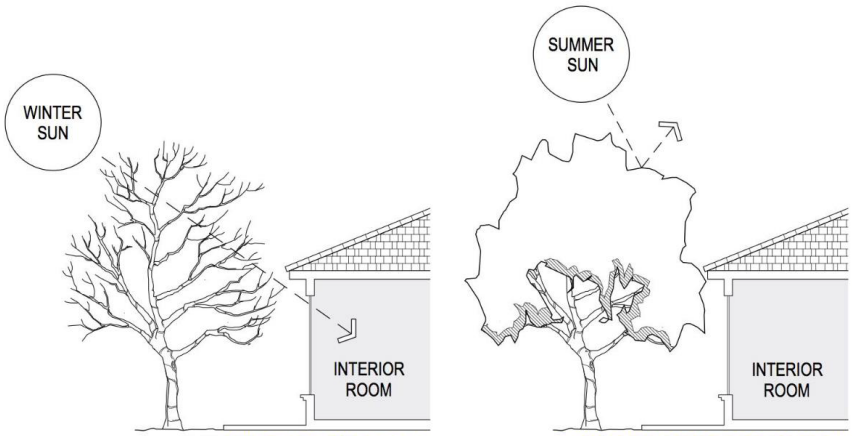
Use the Sunset Western Climate Zone System which considers temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate. Wildomar is in Sunset Western Climate Zone 18 and USDA Plant Hardiness Zone 9b.

The use of the Water Use Classification of Landscape Species (WUCOLS) publication can also help identify plants that are regionally appropriate and low or very low water use. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley.

Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize disruption to pathways, property, or infrastructure (e.g., buildings, hardscape, power lines).

Each hydrozone shall have plant materials with similar water use, except for hydrozones with plants of mixed water use, as specified in Section 7.2.2 Hydrozone.

High water use shrubs shall be restricted to accent areas of high aesthetic value and is conditional to a compliant Water Efficient Landscape Worksheet. Refer to Section 6. Landscape Documentation Package Requirements.



Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

Landscaping shall be designed toward a goal of providing a pleasing and safe vehicular and pedestrian experience.

Where proposed development adjoins existing landscapes, the new plant material and layout should coordinate or compliment adjacent projects.

Low impact development features are to be incorporated to support the stormwater design approach. Retention or biofiltration basins, vegetated swales, and pervious pavement that increase on-site water retention are to be shown and coordinated on the landscape plan. LID features are part of the Water Quality Management Plan and will be reviewed and approved by Public Works/Engineering.

Projects within fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required pursuant to Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials (refer to Appendix for restricted plant list) and highly flammable mulches.

Where decorative water features such as pools, ponds or waterfalls are used in landscaped areas, such features shall incorporate the recycling of water and where available, use of reclaimed water. Decorative water features shall be designed to minimize water loss.

Landscape surrounding pool enclosures shall adhere to the restrictions outlined in the California Health and Safety Code, Article 2.5. The Swimming Pool Safety Act.

The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments and stock cooperatives, shall not prohibit, or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

The property owner shall be responsible for the maintenance of all landscaping, including parkways. The maintenance shall include, but is not limited to, watering, pruning, fertilizing, and replacing deteriorated plant materials.

If a portion of a project is to be developed in a future phase(s), these areas must be temporarily landscaped and irrigated. Specify drought-tolerant groundcovers and shrubs that complement the rest of the project's landscape.

7.1.2 Planting Requirements and Restrictions

All new and rehabilitated landscape projects shall comply with the following landscape requirements.

Site areas not utilized for vehicular and pedestrian access, shall be landscaped with disease and pest resistant plant material that consists of trees, shrubs, and groundcover. Low water use plant material shall be used in at least 50 percent of the total planted area.

Invasive plant species are to be avoided, especially near parks, open space areas, greenbelts, and water bodies or water ways due to the potential to cause harm to environmentally sensitive areas. Visit cal-ipc.org for plants to avoid, as well their Don't Plant a Pest substitution list.

Trees and shrubs shall be planted in a manner that protects the basic rights of adjacent property owners.

Decorative landscape material, such as exposed mulch, rocks, or decomposed granite may be used but is to be an integral landscape design element and shall be limited to a maximum of 20 percent of the landscape area.

A minimum 3 inch layer of wood bark mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated. For low growing groundcovers, a 1 ½ inch layer shall be applied. The mulch shall not be treated with dyes or harmful preservatives.

To the greatest extent possible, planter areas are to be a minimum of 5 feet wide. Undersized planter widths will be considered for projects with site constraints but is subject to the approval of Planning Director.

Provide plant material with varying characteristics to avoid monocultural landscapes. Carefully select plants for their diverse use and benefits such as screening, background and accent planting, color, form, etc.

Screening plant material shall be used for utilities, fences, site walls, trash enclosures, and unadorned structure walls.

Trees and shrubs shall be planted so that at maturity they do not require trimming to keep growth to a restricted height or width. This particularly applies for traffic safety sight areas such as, street corners, project entries, drive aisles, and parking lot island planters where maximum plant height shall be limited to 30 inches.

Landscape screening that consists of a variety of plants that are allowed to grow to their natural form.

Project entries and corner landscaping (i.e., for residential communities, commercial centers, etc.) should include enhanced design elements that reflect the character of the proposed development. Design elements may include, but are not limited to, low decorative walls, signage, lighting, specimen trees (48" box container size and larger), upsized accent plants, or water features. Any built features shall be outside of the City's right-of-way and anything over 30 inches in height is to be outside of traffic safety sight areas.

For projects that allow turf, the maximum area permitted shall be 30 percent of the total landscaped area of the site. Higher percentages may be permitted when turf is an essential part of the development such as playing fields for schools or parks. Turf usage shall only be permitted for functional use areas and shall utilize warm season varieties over cold season varieties.

Turf shall not be permitted in areas difficult to irrigate, areas adjacent to walls, narrow planters less than 10 feet wide, medians, parkways, or parking lot islands to avoid runoff or overspray.

Turf is not allowed on slopes steeper than 25 percent where the toe of the slope is adjacent to an impermeable hardscape. A 25 percent slope or 4:1 slope means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).

Any proposed hydroseeded applications are subject to the review and approval of the Planning Director and/or the City's Landscape Consultant during construction plan review. Hydroseed information shall include square footage, seed mix, rate, purity, germination, fertilization, binder, and mulch components.

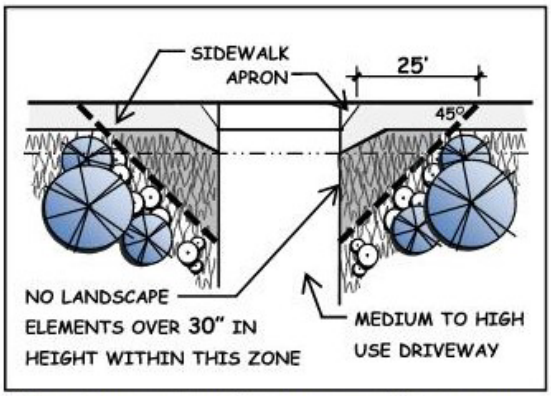
Plant material for vegetated swales or bio-filtration basins shall be carefully selected for both dry and wet conditions and provide slope stabilization where necessary.

In general, corner and commercial driveway traffic safety sight areas are within a triangular zone drawn from two points that are measured 25 feet in both directions from the beginning of curve or driveway apron. Refer to Sight Distance Triangle illustrations at right. For private driveways, the two points are measured 15'.

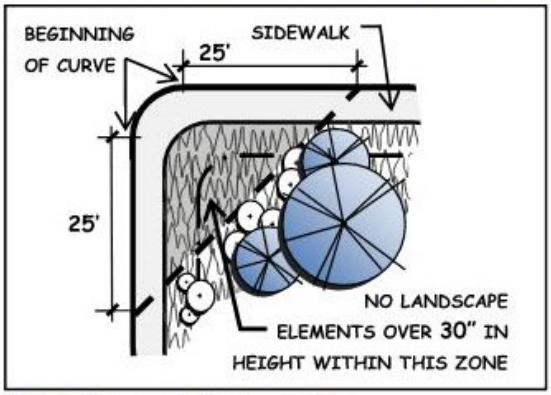
The following minimum distances are required from the center of trees:

- 10 feet from light standards and power poles
- 5 feet from property lines, fire hydrants, water or sewer lines, water meters, backflow prevention systems, and sewer cleanouts

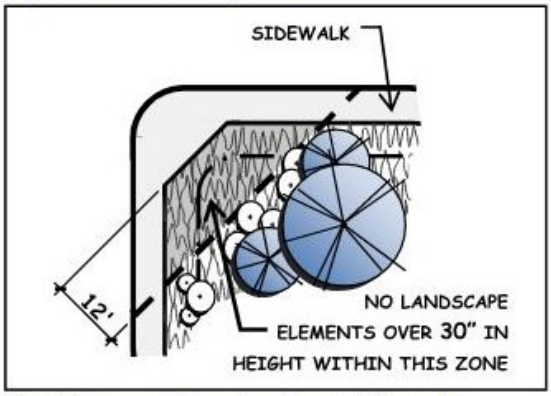
Fire apparatus access roads shall be shown on planting plan. Trees are to be located so that mature canopies do not encroach into access road clear zone.



Sight Distance Triangle - Commercial Driveways



Sight Distance Triangle - Corner



Sight Distance Triangle - Corner Alternate

Trees planted within 6 feet of hardscape improvements, including but not limited to streets, public sidewalks, or trails (regardless of surface material), shall be separated from those surfaces by a linear root barrier to promote deep rooting and prevent physical disruption or damage.

Tree root barrier at parking lot planter

Costly and injureous damage to both hardscape and tree may occur without the proper installation of tree root barriers.

Root barriers shall be installed adjacent and parallel to hardscape elements, not encircling root balls. Root barriers are to be 24 inches deep and a minimum of 16 feet long centered on tree trunk, with increased length depending on tree species.

Trees that impact the City's right-of-way shall also conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department.

For all 3:1 slopes or steeper that are 3' or more in vertical height, low growing and low water use groundcovers are to be selected that provide a protective soil covering and stabilizing root system. The groundcover container size and on center spacing shall allow a solid cover within 2 years of installation.

For slopes 8' or more in vertical height, shrubs and trees shall be added at the following minimum rates:

- One shrub per 100 square feet, that consists of 60% 1-gallon and 40% 5-gallon
- One 15 gallon tree per 700 square feet
- Only the slope area over 8' in height is to be used with the above rates to calculate the tree and shrub quantities.
    - For example, if the slope area over 8' in height is 3,500 s.f., this would result in a minimum of (21) 1 gallon shrubs, (14) 5 gallon shrubs and (5) 15 gallon trees.
- Distribute required trees, shrubs, and groundcover over the entire slope area.

7.1.3 Parking Lot Landscape

Parking lot design and minimum landscaping requirements shall be in accordance with Wildomar Municipal Code Chapter 17.188 Off-Street Parking. Only general guidance is listed below, refer the code chapter for more comprehensive requirements.

- All landscaping shall be separated from parking areas by means of a raised six inch concrete curb. Curb cuts that allow site drainage to enter landscape areas and other low impact development features are encouraged. Refer to Section 7.1.8 Stormwater Management and Rainwater Retention for additional information.
- A landscape planter with a minimum width of 5 feet shall be provided between any parking area and abutting street right-of-way to screen vehicles with a combination of evergreen plants, berms, raised planters, or solid walls. All screening elements to be between 36 and 48 inches tall.
- Where parking spaces are adjacent to planter areas, provide concrete step-out strips or widened curbs to allow drivers and passengers to safely exit parked vehicles.
- Landscape fingers are required at the ends of parking rows, as well as within the rows to limit to approximately 10 to 12 consecutive parking spaces.
- A percentage of the total parking space area shall be shaded by broad canopy trees to promote energy conservation and reduce heat island effect, refer to Chapter 17.188.070, E. Shading Plan Requirements. This requirement is to be illustrated on the planting plan with tree diameters drawn at 15 year growth.

- Broad canopy shade trees shall be provided for every three parking spaces. The use of square tree planters at double-loaded rows and diamond tree planters where sidewalks are directly adjacent to head of parking rows are to be used to provide shade throughout the parking area. Triangular 'bump-out' shall be used for unavoidably narrow planters.
    - Planting area for trees to be a minimum of 25 square feet.
    - Trees shall be a minimum of 15 gallon containers, although it is preferred to have parking lot trees installed from 24" boxes.

7.1.4 Existing and Protected Trees

The design of each project shall recognize the desirability of preserving existing and protected trees to the greatest extent feasible.

The following criteria is to be used to determine if an existing tree is a protected tree:

The Diameter at Standard Height (DSH) is to be used to include or exclude a protected tree from evaluation. DSH means the diameter of the main trunk measured at 4.5 feet above natural grade: diameter = trunk circumference divided by 3.14

Mature native oak tree with a DSH of 4.0 inches or more, including, but not limited to, California or Coast

Live Oak (Quercus agrifolia), Coastal Sage Scrub Oak (Quercus dumosa), Engelmann Oak (Quercus engelmannii), Scrub Oak (Quercus berberidfolia), and the Valley Oak (Quercus lobata).

Mature native tree with a DSH of 4.0 inches or more, including but not limited to, the California Sycamore (Platanus racemosa), Western Cottonwood (Populus fremontii), California Bay Laurel (Umbellularia California), and California Black Walnut (Juglans California).

Mature tree, other than native oak or native tree, with a DSH of 9.5 inches or more.

Historically significant tree as designated by resolution of the City council.

Any tree required to be planted or preserved as environmental mitigation or condition of approval.

A protected tree shall not be cut down, removed, relocated, or otherwise destroyed without first obtaining the approval of the Planning Director. The director may require a tree report prepared by an arborist, horticulturist, or registered landscape architect.

A tree report shall identify and locate each protected tree by a unique number and list common name, botanical name, DSH, tree canopy diameter, and rating for health and aesthetic quality. The report will also note those trees to be preserved in place and those proposed for removal listing supporting evidence.

If a protected tree is approved for removal, the tree(s) shall be replaced at a 1:1 ratio with a container size to the satisfaction of the director.

Replacements for native oak trees or native trees shall be of the same species as those removed or a species acceptable to the director. Mature tree replacements shall be limited to drought tolerate, fire-resistive tree species.

Detailed tree protection specifications shall be included on the landscape plan. The engineering plans shall note protected tree locations and reference the protection specifications on the landscape plans.

7.1.5 Artificial Turf

The use of artificial turf is discouraged. Its use and location is subject to the review and approval of the Planning Director and/or Landscape Consultant. It is not to be used in areas highly visible from public streets, such as front yards, commercial developments, or as part of the project's perimeter landscape.

If artificial turf is found to be an appropriate substitute for living groundcover or turf, the combined square footage of artificial and living turf shall not exceed 30% of the required minimum landscape.

Artificial turf shall not be included as part of the landscape area when calculating the MAWA.

The quantity and quality of artificial turf will be evaluated on a case by case basis, and shall at a minimum:

- Consist of life-like individual blades of grass with varying lengths and color that emulate real grass.
- Have a proper drainage system installed underneath the area to prevent excess runoff or pooling of water.
- Be installed and maintained, per manufacturer's recommendations, to effectively simulate the appearance of a well-maintained lawn.
- Not be indoor or outdoor plastic or nylon carpeting
- Be installed in combination with natural plant materials (i.e., trees, shrubs, and groundcover) to soften or mask its use.

7.1.6 Water Features

Decorative water features such as pools, spas, ponds, waterfalls, or fountains shall be designed to minimize water loss and to use recirculating water systems.

Where available, recycled water shall be used as a source for decorative water features.

Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

7.1.7 Mulch and Amendments

A minimum 3 inch layer of wood bark mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated. For low growing groundcovers, a 1 ½ inch layer shall be applied.

Stabilizing mulching products shall be used on slopes. Fire resistive mulching products shall be used in fire-prone areas.

The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

Soil amendments shall be incorporated according to recommendations of the soil management report and appropriately applied for each type of plant in the landscape.

Compacted soil should be ripped or scarified to a minimum depth of 12 inches.

All planted landscape areas are required to have friable soil to maximize water retention and infiltration.

7.1.8 Stormwater Management and Rainwater Retention

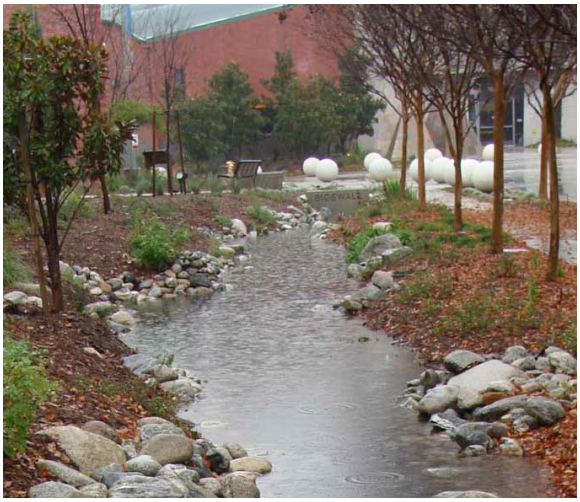
Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality.

Stormwater best management practices are to be implemented into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration.

Plant material for vegetated swales or bio-filtration basins shall be carefully selected for both dry and wet conditions and provide slope stabilization where necessary.

Stormwater best management elements are to be part of the Water Quality Management Plan and will be reviewed and approved by Public Works/Engineering.

Project applicants shall refer to the Regional Water Quality Control Board for information on any applicable stormwater technical requirements.



Bioretention features minimize onsite runoff while adding to the interest and beauty of the landscape

7.2 Irrigation Standards

This section applies to all landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. Also refer to Elsinore Valley Municipal Water District's website for additional irrigation guidelines, resources, and valuable incentive programs.

The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance.

7.2.1 Irrigation Principals and Requirements

An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. and residential irrigated landscaped of 5,000 sq. ft. or greater. A landscape water meter may be either:

- a customer service meter dedicated to landscape use provided by the local water purveyor; or
- a privately owned meter or submeter.

Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data and equipped with a non-volatile memory shall be required for irrigation scheduling in all irrigation systems.

Include all support equipment that qualifies the irrigation controller as "smart"

If the water pressure exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

If the static pressure is below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps or other devices shall be installed to meet the required dynamic pressure of the irrigation system.

Static water pressure, dynamic or operating pressure and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted during installation.

Sensor automatically adjusts controller daily run times based on local climate conditions to reduce water usage

Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

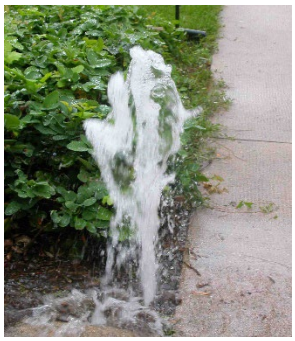
Manual shut-off valves (such as a gate valve, ball valve or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, at street crossings, and at branching mainline segments to minimize water loss in case of an emergency (such as a main line break) or routine repair.

Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system.

Flow sensors that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscapes of 5,000 sq. ft. or larger.

Master shut-off valves are required on all projects. The master valve shall be installed at the main water supply for the irrigation system and be connected to the automatic controller. A master valve is not required when the irrigation equipment makes use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

The irrigation system shall be designed and maintained to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.



Runoff and soil erosion caused by broken irrigation equipment

Wasteful overspray due to poor irrigation design and maintenance

Soil type and infiltration rate from the soil analysis and recommendations report shall be considered in designing the irrigation systems and clearly noted on the irrigation plan near valve programming data table or controller chart.

The design of the irrigation system shall conform to the hydrozones of the planting design plan.

The irrigation system must be designed and installed to meet, at a minimum, the calculated Maximum Applied Water Allowance. It is strongly encouraged that the irrigation system is designed to be far less than the calculated maximum allowance.

All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

It is highly recommended that the project applicant obtains peak water operating demands (on the water supply system) or any water restrictions from the local water purveyor that may impact the effectiveness of the irrigation system.

In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone. Subsurface dripline is preferred for all applications but is required where the planter is near pedestrian traffic. Subsurface irrigation shall also be used in planter areas that are less than ten (10) feet in width to not have runoff or overspray.

Irrigation heads and other emission devices operating from the same control valve shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

On-surface dripline installed in typical grid layout provides low volume irrigation to plants without overspray

Irrigation devices shall provide head to head coverage. To achieve the required coverage, triangular spacing of irrigation devices is recommended. However, irrigation device spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.

Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turf grass.

Check valves or anti-drain valves are required on irrigation devices where low point drainage could occur.

Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

- The landscape area is adjacent to permeable surfacing and no runoff occurs.
- The adjacent non-permeable surfaces are designed and constructed to drain entirely to an adjacent landscape area.
- The irrigation designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates strict adherence to irrigation system design criteria as outlined in these guidelines. Prevention of overspray and runoff must be confirmed during the irrigation audit.

Slopes steeper than 25 percent shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the Landscape Documentation Package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

All landscaped areas shall be provided with an automatic irrigation system, unless the Planning Director finds that such an irrigation system, due to the size, location, or configuration of the landscaped area, cannot be reasonably installed and maintained.

7.2.2 Hydrozone

Each control valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions and plant materials with similar water use.

Irrigation heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

Where feasible, trees shall be irrigated from control valves separate from shrubs, groundcovers, and turf to apply the required amount of water to tree hydrozones. The mature size and extent of the root zone shall be considered when designing irrigation for trees.

Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use may be allowed. The plant factor of the higher water using plant shall be used for calculations.

Individual hydrozones that mix high and low water use plants shall not be permitted.

Special Landscape Areas (SLA) consist of landscape areas irrigated by reclaimed water, edible landscape areas, or recreational turf fields.

Temporarily irrigated areas shall be included in the low water use hydrozone. Temporarily irrigated as used in these guidelines means the period of time when plantings only receive water until they become established.

On the planting design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone information table which is required in the Water Efficient Landscape Worksheet. This table can also assist with the irrigation audit and programming the controller.

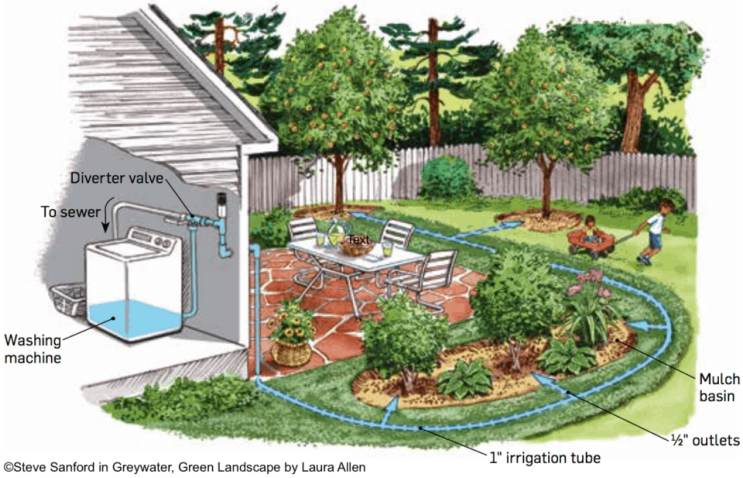
- Irrigation systems shall be designed to provide the optimum amount of water to the landscape for plant growth without causing soil erosion and runoff.
- Irrigation plans shall promote the industry standard for public safety in all aspects of the irrigation system.
- Stormwater best management practices, such as infiltration areas and rain harvesting technologies are encouraged for on-site retention and infiltration of storm water.

7.2.3 Recycled Water

- The design and installation of recycled water irrigation systems shall allow for the current and future use of recycled water.
- Landscapes using recycled water shall have purple signs identifying and promoting recycled water usage.
- All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws. Refer to Elsinore Valley Municipal Water District website for design and installation standards and requirements.
- Landscapes using recycled water are considered Special Landscape Areas. The ET Adjustment Factor for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.

7.2.4 Graywater Systems

- Greywater reuse offers substantial water savings and is a consistent source of water for dry areas.
- Any proposed graywater systems shall conform to the current California Plumbing Code and any applicable City standards.



Example of a common greywater system that can be easily installed during home construction or after by professional contractor or homeowner.

7.3 Landscape Maintenance

Landscaping and a permanent irrigation system shall be maintained in all areas visible to the public as follows:

- All landscaped areas shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood, and that protects the health, safety and welfare of the user, occupants, and the public.
- All landscaped areas shall be kept and maintained in a neat and clean condition, free of weeds, debris, litter, dead, diseased, or dying vegetation and broken or defective decorative elements.
- Vegetation in landscaped areas shall be mowed, groomed, trimmed, pruned, and watered to maintain a healthy, growing condition.
- Vegetative overgrowth shall not be permitted in a manner that is likely to harbor rodents, vermin, insects, or other nuisances; or impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way.
- Irrigation systems shall be kept in good working condition and repair to prevent leaks or public health hazards.

Good example of maintaining landscape growth off of pedestrain pathways. However, it is also a good example of why it is important to chose plants with a suitable mature growth to avoid the need for maintenance.

Irrigation monitoring and repair from meter through to drip emitter is vital to maintaining water conservation and plant health.

- All property owners shall water, prune, weed and otherwise maintain landscaping in the parkway portions of adjoining streets, including street trees.
- Parkway landscaping shall be maintained by the abutting property owner unless otherwise designated by the City.

7.4 Landscape Standards by Land Use

Refer to Wildomar Municipal Code Title 17 (Zoning) for additional regulations, setback requirements, development standards, and design guidelines for specific land use zones.

7.5 Residential Landscape Standards

In addition to the City's Single Family Residential Design Standards and Guidelines, City's Multi-Family Residential Objective Design Standards, and Section 7.1 Landscape Standards provided above, the following standards shall apply to residential projects:

7.5.1 Single Family Residential

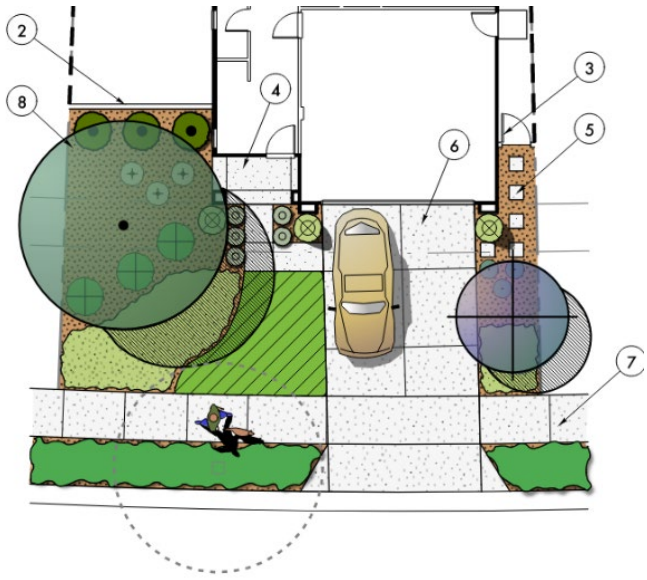
Plant selection, container size and spacing shall be specified to achieve a filled in landscape within 2 years of installation and to allow sustained growth of planting materials.

Total turf area is dependent on gaining a compliant water efficient landscape worksheet but shall be restricted to a maximum of 30% warm season turf varieties. No-mow turf alternative grasses that use less water are encouraged and can be installed from sod, plugs or containers depending on availability and industry recommendations.

Turf alternatives, at left Bouteloua gracilis (mowed) and above Carex praegracilis

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material will be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate).

In general, shrubs shall be installed from a minimum of 5 gallon containers. For screening or a more immediate filled in appearance, 15 gallon shrubs are recommended and may be required.



Each standard width lot to have a minimum of three front yard streets. One of the three trees is to be a 15 gallon minimum street tree. The two remaining trees to be placed within the front yard area and shall consist of (1) 15 gallon tree and (1) 24 inch box tree. Corner lots shall have 15 gallon trees installed, on average, every 30 feet. Exact spacing dependent on tree variety and canopy width. Larger container sizes and/or additional trees may be required, or fewer trees may be allowed dependent on the lot width. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

Decorative landscape material, such as exposed mulch, rocks, or decomposed granite may be used but is to be an integral landscape design element and shall be limited to a maximum of 20 percent of the landscape area. Loose rocks or boulders shall not be used within the public right-of-way unless grouted in place.

In addition to the single family residential landscape standards, model home complex landscaping shall mainly consist of low water use shrubs and limit moderate water use plant materials or turf to 25% of the total lot area. Displayed information at the sales office and signs placed at each lot shall identify the water conserving aspects of the landscape design (low water use or native plant material, efficient irrigation methods, hydrozoning, rainwater retention systems, graywater systems, etc.). Signs shall be easily viewed from the roadway and main walkway into the model.

7.5.2 Multi-Family Residential

Minimum Required Outdoor Recreational-Leisure Areas (RLA)

For additional information and context refer to City's Multi-Family Residential Objective Design Standards.

Outdoor Recreational-Leisure Areas may consist of private areas, common areas, or a combination of both and shall be provided at a rate of 400 square feet per dwelling unit.

Minimum Dimensions (in either direction)

- Private areas - 7 feet
- Common areas - 20 feet
- Pedestrian walkway width - 6 feet
- Courtyard internal to a project, or enclosed on at least three sides - 40 feet

Depending on the number of dwelling units, common outdoor recreational-leisure areas shall be provided to the meet the following criteria per dwelling unit:

- 10 to 50 dwelling units - minimum of 1 space at least 400 square feet total
- 51 to 100 dwelling units - minimum of 1 space at least 900 square feet total
- Over 100 dwelling units - minimum of 2 spaces of approximately of the same size, totaling 3,200 square feet

All common recreational-leisure areas shall be improved as either active (child play areas, pools, recreation facilities, etc.) or passive facilities (gardens, barbeque facilities, seating areas, etc.) with landscaping or hardscape elements designed to serve the residents.

All common open spaces shall interface directly with adjacent buildings through doors, windows, and entryways. Visual and physical connections are to be provided through enriched decorative pavements and signage.

Site elements such as benches, pots, waste receptacles, drinking fountains, site lighting, and water features are to be selected to complement the architectural theme.

No more than 25 percent of common recreational-leisure area can be hardscape.

Plant Material and Installation Standards

Plant selection, container size and spacing shall be specified to achieve a filled in landscape within 2 years of installation and to allow sustained growth of planting materials.

Turf shall be installed from sod. Lawn alternative grasses (mowed or no-mow) that use less water are encouraged and can be installed from sod, plugs or containers depending on availability and industry recommendations. Hydroseed applications may be considered but are subject to the review and approval of the Planning Director.

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material shall be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate).

In general, shrubs shall be installed from a minimum of 5 gallon containers. For screening or a more immediate filled in appearance, 15 gallon shrubs are recommended and may be required.

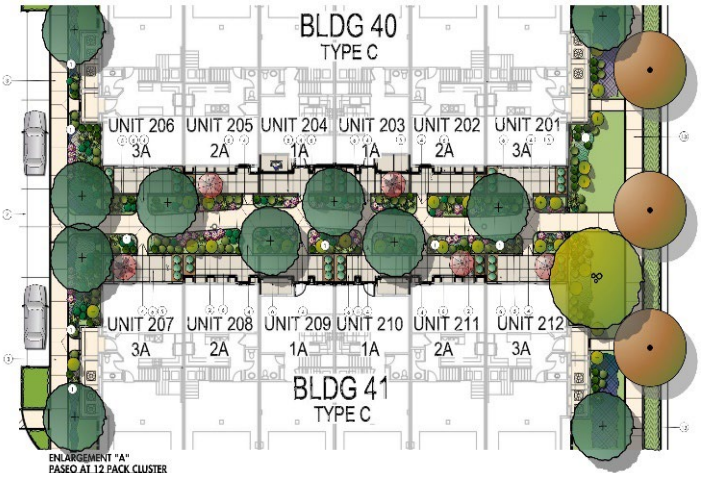


Illustration showing larger specimen tree at focal point, with maximized exterior, interior, and street tree quantities.

Trees to be installed at a rate of one every 30 feet of building frontage with 15 gallon trees, minimum. Exact tree spacing dependent on tree variety, canopy width, and utilities. Larger container sizes and/or additional trees may be required. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

The minimum container size for interior lot trees shall be 15 gallon. Tree sizes are to meet the following percentages, 24 inch box (or larger) at a minimum of 35% and 15 gallon at a maximum of 65% of the total trees.

Example of planting for a narrow space that provides interest through variety.

Mature specimen trees in 36 and 48 inch boxes shall be provided for larger or prominent projects in sufficient quantity, subject to the approval of the director, to provide variety and emphasis at entries and main focal areas.

Tall narrow trees or small patio trees (both with restricted mature width) shall be used where larger canopy trees would interfere with buildings, signage, lighting, or fire equipment access.

Small scale landscaping at sidewalk edges is to be provided to allow unobstructed pedestrian traffic and to minimize plant maintenance and waste.

Background screening shrubs are to be provided at building foundations to soften the appearance of tall unadorned walls.

Parking lot landscaping shall be pursuant to Chapter 17.188 Off-Street Parking and Section 7.1.3 Parking Lot Landscape above.

7.6 Non-Residential Landscape Standards

In addition to Section 7.1 Landscape Standards provided above, the following non-residential standards shall apply to all new and rehabilitated landscaping plans undertaken in conjunction with any private development project on commercial, industrial, mixed-use, and other nonresidential properties, or those projects requiring a grading, building, use permit, or design review.

Plant Material and Installation Standards

Plant selection, container size and spacing shall be specified to achieve an immediate effect of a filled in landscape and to allow sustained growth of planting materials.

Groundcovers are to be installed from a minimum of 1 gallon containers. Flatted groundcover material shall be considered for approval with a maximum on-center spacing of 12 to 24 inches (depending on mature width and growth rate). Turf is not allowed for non-residential projects unless it provides a functional purpose vital to the project.

In general, shrubs shall be installed from a minimum of 5 gallon containers. For screening or a more immediate filled in appearance, 15 gallon shrubs are recommended and may be required.

Street trees to be installed at a rate of one every 30 feet of building frontage with 15 gallon trees, minimum. Exact tree spacing dependent on tree variety and canopy width. Larger container sizes and/or additional trees may be required. Refer to Section 7.7 Street Tree and Right-of-Way Landscape Standards for additional requirements.

The minimum container size for interior lot trees shall be 15 gallon. Tree sizes are to meet the following percentages, 24 inch box (or larger) at a minimum of 35% and 15 gallon at a maximum of 65% of the total trees.

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Background screening shrubs are to be provided at building foundations to soften the appearance of tall unadorned walls.

Parking lot landscaping shall be pursuant to Chapter 17.188 Off-Street Parking and Section 7.1.3 Parking Lot Landscape above.

7.7 Street Tree and Right-of-Way Landscape Standards

Street trees and Right-of-Way landscape integrate new development into existing neighborhoods, visually buffer busy streets and enhance the visual qualities and experience of streetscapes. It is the intent of the City of Wildomar to promote the planting and long–term maintenance of street trees.

General Requirements

All right-of-way landscaping shall conform to the current version of the City of Wildomar's Standard Plans and Specifications for Public Improvements (Road Standards) on file with the Public Works/Engineering Department. These Road Standards may include more stringent or updated requirements. Where there appears to be conflicting guidelines for right-of-way landscaping between this plan and the Road Standards, the apparent conflict shall be brought to the attention of the City for review and decision regarding which standard(s) shall govern.

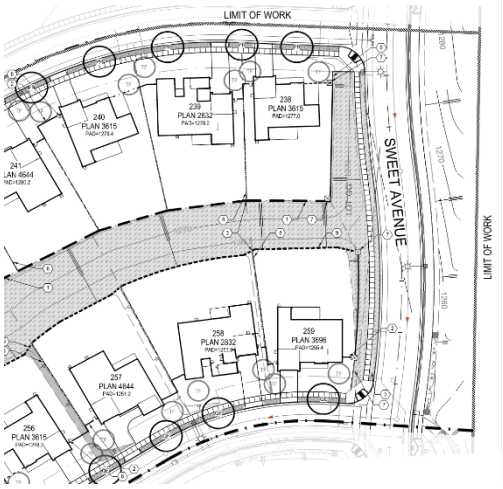
Planting of street and parkway trees shall be in accordance with these guidelines, all appropriate City ordinances, and standard Conditions of Approval.

New street tree planting in older and developed areas of the City shall be compatible with plantings that currently exist. New street trees shall match with tree planting in adjacent existing residential and commercial developments. If it is not possible to match due to site constraints, a coordinating tree variety is to be selected.

Street tree planting in new developments shall generally require a theme tree for each street. There should be a variety of tree types in neighborhoods to reduce potential for disease and pest problems.

Minimum acceptable size of street and parkway trees shall be 15 gallon container size, unless larger tree container sizes are required by Conditions of Approval or as determined by the City during the landscape plan review process. A variety of container sizes are appropriate for larger parkways and projects.

Spacing of street trees shall be 30 feet on center (average), and as appropriate to selected species. Exceptions to the requirement shall be determined by the City of Wildomar Public Works/Engineering Department.



For residential developments, an overall street tree plan will identify the tree species for each street, as well as the placement of front yard trees for each lot.

Street trees shall be planted in City–held or utility easements, only on approval by the Public Works/Engineering Department, and appropriate utility companies.

- Street trees are required by the City as a condition of approval for development. Property owners/developers may be required to obtain from the City a Right–of–Way Permit or Encroachment Maintenance and Removal Agreement as determined by the Public Works/Engineering Department prior to the construction of any private improvements, including installation of required street trees, in the public rights–of–way and City–held easements.

Street trees in residential tracts shall be planted prior to issuance of occupancy permits.

- Front yards: Street trees in front yards shall be planted at the rate of three (3) trees minimum per residential lot. Two trees shall be planted on property, and one tree planted in the right–of–way (three trees are to be planted on property if there is insufficient space in the right–of–way).
- Required front yards trees, whether planted on property or in the right–of–way, shall be maintained by the individual property owner or Homeowner's Association.

Tree wells shall have an interior planting area of 25 square feet, minimum. ADA approved tree grates are to be used when well area is within pedestrian path of travel or at the City's direction.

Plant Placement and Location

Plant materials (natural mature height) and landscape improvements (boulders, fencing, walls, etc.) over 30 inches in height at street corners, in public rights–of–way, and CFD areas shall not be placed within landscape restricted zones per Sight Distance Triangle statement and illustration in Section 7.1.2.

Turf grasses (lawn) shall not be planted in right-of-way.

Trees shall be located and maintained to preserve clearance zones of at least ten feet from streetlights, fire hydrants, utility poles/meters and cable TV boxes, and backs of street and directional signs to tree trunks.

- Trees shall be planted a minimum of five feet horizontally from trunk to edge of underground utilities (verify clearances with utility companies).
- Tree placement shall be carefully determined to avoid limiting visibility of traffic control signals and signs.
- Comply with local utility companies' requirements for vegetative management and clearances in utility easements and adjacent to utility structures/facilities. The more restrictive requirements (City or utility) shall apply.

The following minimum clearances shall be observed when planting:

- Trees: 30 inches from back–of–curb and edge of sidewalk to trunk.
- Shrubs: three inches from back–of–curb and edge of sidewalk to outer spread of mature growth.

Trees planted within 6 feet of hardscape improvements, including but not limited to streets, public sidewalks, or trails (regardless of surface material), shall be separated from those surfaces by a linear root barrier to promote deep rooting and prevent physical disruption or damage. Root barriers shall be installed adjacent and parallel to hardscape elements, not encircling root balls. Root barriers are to be 24 inches deep and a minimum of 16 feet long centered on tree trunk, with increased length depending on tree species.

Plant Material Selection

Street and parkway tree species shall be approved by Public Works/Engineering Department.

Parkway widths and distance from hardscape elements shall be evaluated when selecting tree species. The related mature growth of roots, trunk, and canopy shall be appropriate for these restricted situations.

Plant material selected for installation in rights–of–way and CFD–maintained areas shall have the following characteristics:

- trees shall be deep–rooting (no major surface roots)
- require minimal maintenance
- relatively free of diseases and pests
- low to moderate water requirements

Trees beneath overhead utility lines to have mature canopies less than height of wires and shall be approved by the utility companies prior to planting. Generally, restrict height to twenty feet maximum.

Plant Material Installation

Trees and other plant material shall be installed in accordance with Section 8.4 Landscape Maintenance.

Required front and street side yard setbacks along streets and major roads (excluding sidewalks and driveway) shall be landscaped.

Areas not planted with groundcover or paved shall be covered with mulch at 3–inch depth minimum.

Trees planted in paved areas shall have adequate space for root growth through maturity. Planting area of 25 square feet minimum shall be provided for each tree.

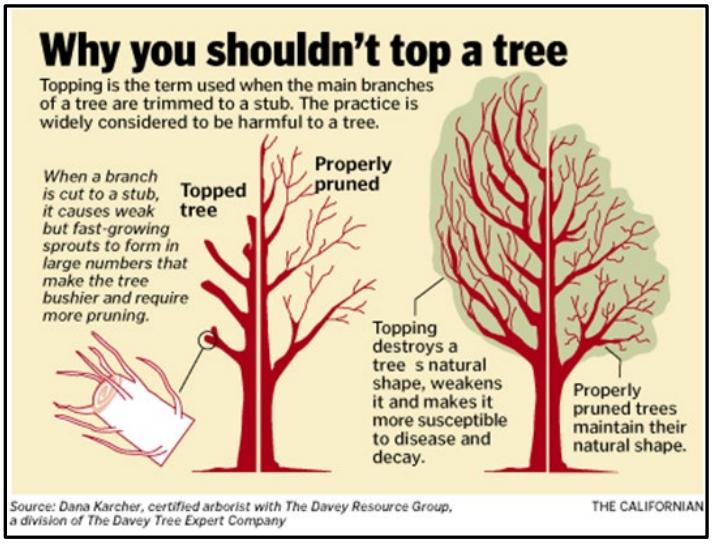
Tree grates and trunk guards shall be utilized in paved areas with pedestrian traffic.

Plant Material Maintenance

Trees and shrubs shall be pruned to avoid blocking walks, building entries, windows, etc.

Mature trees shall be maintained to create the following minimum vertical clearances between sidewalks and streets, and lowest lateral branches.

- eight (8) feet above sidewalks
- thirteen feet, six inches (13'-6") above streets



Trees shall not be topped. Tree pruning shall be in accordance with ANSI A300, and other currently adopted, arboricultural industry standards.

Shrubs to be maintained three inches from edge of sidewalks and back of curbs.

Planting areas shall be kept free of weeds and litter.

Property owners/HOA and developers shall permanently and fully maintain landscaped areas within adjacent public rights–of–way, which are not maintained by the City–wide CFD or L&LMD.

Irrigation Requirements

Street trees shall be irrigated with fully automatic systems utilizing low volume, low flow irrigation techniques and equipment such as bubblers, drip emitters, and drip tubing.

Drip or bubbler irrigation systems shall be installed in parkways.

Irrigation shall be scheduled and maintained to eliminate runoff onto sidewalks and pavement.

Additional irrigation requirements are outlined in Section 7 Landscape Design Standards and Guidelines and Section 8 Public Works Landscape Standards and Maintenance Requirements.

7.8 Public Projects

Projects that are maintain by the City's Community Facilities District (CFD) include, but are not limited to, parks, open spaces, medians, and selected rights of way.

Any project that includes landscape areas under the jurisdiction of any other public agency such as California Department of Transportation (Caltrans) or California Department of Fish and Wildlife (CDFW), shall coordinate submittal, permit, and requirement expectations with those public agencies, as well as the City.

Site and landscape design for all public projects shall be fully coordinated and reviewed in the very early stages of planning. Delays in early coordination is likely to have a negative impact on the applicant's time and financial resources.

Section 7. Landscape Design Standards and Guidelines and Section 8. Public Works Landscape Standards and Maintenance Requirements shall be applied to CFD projects. In the case of conflicts between the sections, the City shall determine which is to take precedence.

Automatic irrigation controllers shall be as manufactured by Calsense, unless otherwise approved by the City. Consultants shall provide a Calsense Design Memo from the manufacturer's representative prior to irrigation plan approval to verify that the controller assembly includes proper specifications to integrate into the City's central irrigation control system.

All CFD maintained areas shall have separate water and electrical meters and services unless otherwise approved by the City.

PVC sleeves are required for irrigation pipes and control wires when crossing public streets.

The County of Riverside's landscape standard details (landscape construction details) shall be utilized. Additional design standards, requirements, or restrictions may be implemented at City's direction.

Public projects shall be prepared on separate landscape plans with City's engineering title block.

Medians

Drip or bubbler irrigation (low volume) shall be utilized.

Planting areas shall be within 100 feet of quick coupling valves.

Tree wells shall have an interior planting area of 25 square feet, minimum. ADA approved tree grates are to be used when well area is within pedestrian path of travel or at the City's direction.

Turf grasses (lawn) shall not be planted in medians.

Medians shall have 18–inch wide (minimum) maintenance walks adjacent to six–inch wide curbs around planting areas. Paving material shall be approved by the Engineering Department.

Medians that are five feet in width and less, shall receive enhanced paving only (no planting). Enhanced paving shall be concrete paving with special finish treatment, such as color, pattern, texture, or a combination thereof, to enhance appearance of paved areas.

Plant material in medians adjacent to turning lanes and left turn pockets, and other areas where sight distance is critical, shall be 24 inches and less in height (or enhanced paving as approved by the City).

8. PUBLIC WORKS LANDSCAPE STANDARDS AND MAINTENANCE REQUIREMENTS

This section outlines the requirements of the City of Wildomar for design and maintenance of landscapes created by new developments, the maintenance of which is financed through developer fees and assessments levied annually on property owners for Community Facilities District (CFD) improvements. These standards shall also apply to Engineering Department Capital Improvement Projects (CIP).

Comprehensive landscape plans for CFD areas shall be reviewed by the City and shall conform to requirements in this section related to workmanship, materials, and equipment in public rights–of–way and other City–dedicated areas of public works landscape improvement projects.

Plans shall be prepared in conjunction with final approved Grading Plans and Conditions of Approval. CFD plans shall be completed and approved prior to issuance of building permits.

The City may authorize extensions of time schedules relating to Preliminary CFD plans, comprehensive landscape plans, and completion of landscape improvements due to extenuating circumstances.

CFD/Public Works landscape maintenance requirements can be found in Section 8.4 Landscape Maintenance below.

- The required landscape maintenance and plant establishment period for CFD areas (excluding parks and capital improvement projects) shall be one year, unless noted otherwise. The warranty period for all CFD and public projects shall be one year from date of City acceptance.
- The Contractor shall continuously maintain landscaped areas within public rights–of–way and CFD areas during the progress of work and establishment period until final acceptance of work by the City.
- The City reserves the right to assume maintenance of projects at the Developers' or Contractors' expense during the establishment period. Developers and Contractors may also request, at their expense, that the City assume maintenance responsibilities of the project.

Bonding for CFD Improvements

- Bonds are required by the City of Wildomar in accordance with the approved bonding estimate submitted with the landscape plans. CFDs include recreational trails, parks, landscaped rights–of–way, landscaped easements, median as well as water quality BMPs and open space areas that are considered public improvements. Cash deposits and certificates of credit may also be used to bond projects. Bonds shall be posted with the Engineering/Public Works Department. If the City Engineer determines that maintenance work is not being performed to standards established within this manual, then the maintenance period shall be extended. Bonds held against projects shall not be released until CFD areas are satisfactorily maintained in accordance with these requirements, and City Council acceptance of all landscape improvements.

8.1 Preliminary Landscape Plans

Preliminary plans for each new CFD project require the review and approval by the City. Refer to Section 5. Plan Submittal and Approval Process, Section 6. Landscape Documentation Package Requirements, Section 7. Landscape Design Standards and Guidelines, and Section 8. Public Works Landscape Standards and Maintenance Requirements for guidance on plan preparation and design considerations.

Preliminary landscape plans shall identify CFD project boundaries including CFD, utility and City held easements, street medians, City dedicated open space and rights of way, creeks, parks, and recreational trails.

Preliminary landscape plans shall identify areas to be landscaped and display the landscape treatment of the development or project.

Preliminary landscape plans shall be approved as a condition of tentative tract maps, conditional use permits, and other discretionary actions.

Preliminary landscape plans shall be approved as a condition of tentative tract maps, conditional use permits, and other discretionary actions.

8.2 Construction Landscape Plans

Construction landscape plans for each new CFD project require the review and approval by the City. Refer to Section 5. Plan Submittal and Approval Process, Section 6. Landscape Documentation Package Requirements, Section 7. Landscape Design Standards and Guidelines, and Section 8. Public Works Landscape Standards and Maintenance Requirements for guidance on plan preparation and design considerations.

Construction landscape plan shall be in substantial conformance with approved preliminary landscape plans.

CFD and CIP projects shall be prepared under a separate landscape package with City's title block. The County of Riverside's landscape details shall be applied and included on plans, unless otherwise directed by the City.

The Title Sheet shall note the square footage of the combined CFD area and shall also list the CFD areas by street or subsection.

8.3 Systems and Materials Requirements

All landscape construction materials and methods for public works/CFD projects in the City of Wildomar shall conform to the Standard Specifications for Public Works Construction (Greenbook), latest adopted edition including modifications and supplements.

8.4 Landscape Maintenance

Requirements for acceptance of CFD/public works landscape improvements are outlined in Section 8.5 Inspection and Acceptance of Improvements.

8.4.1 Objectives

The objectives of this section are general results to be specified by designers and achieved by Contractors in their methods of performing work. The purpose of these objectives is to allow Contractors to assist in interpreting requirements for long–term appearance of landscaped areas, and to ensure that design criteria and objectives established by the City are met. If specified methods are not adequate to meet general appearance requirements, or if additional work and special maintenance programs are required, Contractors shall adjust maintenance schedules accordingly, with approval of the City.

City of Wildomar has established the goal of CFD landscapes to visually unify various land uses, maintain high standards of quality for community appearance, lower urban temperatures, and reduce water used for landscape irrigation.

- The objective of these landscape plantings is to establish an informal, natural appearance. Pruning activities that create formal hedge and topiary effects shall be avoided. Lawns should be minimized and well groomed, and ground covers should be maintained to have sharply defined edges adjacent to hardscape improvements.
- Landscaped areas such as street median islands, and parkways and slopes adjacent to streets, trails, and sidewalks, shall have a well-maintained appearance. Trash, as well as dead branches, leaves and flowers, should be removed from plants and landscaped areas on a continuous and regular basis, with extra attention to the appearance of highly visible areas.
- Plant masses (except groundcovers) shall be allowed to develop informal edges adjacent to structures, masonry, and other landscape elements.
- In general, plant material in CFD landscaped areas shall be selected for low water use characteristics, with a gradual transition made from normal water use during the plant establishment period, to a reduced water use situation once established. This transition shall take place over a three-to-four-month period. Irrigate only as required to allow water penetration through soil to maximum rooting depth, avoiding any run–off. After plant material is established, water only to maintain healthy plant growth.

8.4.2 Scope of Work—CFD Maintenance

Contractor shall furnish labor, equipment, materials, tools, services, and special skills to perform complete landscape maintenance of CFD areas. Scope of work shall include, but not be limited to irrigation, pruning, shaping, trimming, and training of trees, shrubs and ground cover plants; tree surgery; fertilization; cultivation; weed control; control of plant diseases and pests; mowing, thatching, and aeration of lawns; sweeping; maintenance and repairs of trails, pathways, irrigation, and drainage systems, including natural

drainage features; litter removal; removal of illegal dumping; plant replacement and other work required to maintain CFD and public landscaped areas in a safe, attractive, and usable condition. Plant material shall be maintained in healthy condition with horticulturally acceptable growth and color.

Maintenance standards in this manual shall apply to work of Developers and Contractors during the required maintenance period for CFD contract maintenance areas, City parks, and Capital Improvement Projects.

Contractor shall submit Maintenance Schedule Charts approved by the City. Schedule of maintenance operations shall include, but not be limited to, tree pruning; weed control; insecticide and herbicide application; fertilizer types and frequency of application; growth inhibitor application; thatching, mowing, and aeration of lawns. Contractor shall provide irrigation controller schedules with controller identification numbers (keyed to as–built irrigation plans), station numbers, cycles per day, total time per station per week, and comments to City for approval prior to start of the plant establishment period.

All work performed within the public right-of-way is required to provide traffic control approved by the Public Works/Engineering Department.

8.4.3 Irrigation System Maintenance

Irrigation systems shall be operated efficiently to conserve water and maintain healthy plant growth. Application of water should consider soil types, topography, weather conditions, and be tailored to distinct planting areas (hydrozones). Refer to EVMWD's guidelines for current irrigation schedule and other restrictions.

Slope irrigation shall be monitored and maintained to prevent soil saturation and run off. Contractor is responsible for replacing plant materials that die because of poor irrigation scheduling.

Contractor shall observe irrigation systems while functioning at least once every week to ensure proper and efficient operation.

Contractor shall maintain irrigation equipment to provide proper coverage and operating capability. Adjust irrigation systems to prevent excessive run–off and overspray into streets, sidewalks, rights–of–way, and other areas not intended to be irrigated. Sprinkler heads shall be maintained and adjusted, clean, and free from plant growth that may obstruct normal operation. Valves and heads shall be adjusted to keep systems operating at design pressures. Pressure–regulating valves and pressure–compensating screens shall be employed to prevent heads from fogging.

Contractor shall check weather and rain sensors monthly throughout the year to verify that sensors function properly. Normal controller schedules shall be bypassed if rainfall is sufficient to meet landscape water requirements.

Areas where irrigation system is temporarily inoperable shall be hand watered by Contractor to ensure healthy and thriving plant material. Contractor shall be responsible for providing equipment, nozzles, hoses, and couplers to accomplish the task.

Contractor shall replace plants lost due to irrigation system malfunctions, except malfunctions caused by natural disasters. Contractor is responsible for, and shall prevent to the greatest extent practicable, irrigation water run–off and overspray that impacts surrounding properties and creates traffic hazards.

Remote control valves shall not be operated manually unless electrical power is unavailable or temporarily interrupted, except for testing and periodic valve maintenance.

Moisture sensors and weather stations/sensors shall be monitored and adjusted monthly (or as required)

by the Contractor to assure proper performance.

Repairs to irrigation systems shall be made in accordance with original contract documents. Contractor shall make required repairs and operate systems as originally intended.

Contractor shall submit copies of irrigation schedules for automatic controllers to City for approval.

Irrigation system repairs caused by conditions over which Contractor has no control shall be performed by others or paid for by the City. Repairs under this category shall be extra work and are noted below:

- Loss due to theft
- Storm damage and other natural occurrences
- Damage by vandalism, and accidents caused by other than Contractor and his/her employees.

Contractor shall adjust heights of sprinkler risers to compensate for growth of plant materials.

Strainers at backflow preventers shall be flushed out semi–annually as a preventative maintenance measure.

Drip and bubbler irrigation (low volume) systems

- Strainers and filters shall be cleaned monthly, or as required, to maintain efficient operation.
- Manual flush valves shall be flushed monthly, or as required, to eliminate accumulated debris in irrigation lines.
- Plant growth and vigor shall be monitored closely for signs of stress due to lack of water, which may indicate clogged emitters and other system malfunctions.
- System pressure shall be monitored periodically to ensure proper emitter operation.

8.4.4 Planting Maintenance

Trees

Trees are a vital element of community character and provide important environmental benefits. The City's goal is to maintain trees in CFD areas, parks, and other public area facilities in a healthy, vigorous, and growing condition for current and future residents. The objective of the following guidelines requirements is to promote proper tree maintenance.

Pruning

Trees shall be pruned for safety and appearance, and to encourage sound structure, healthy growth, and good form. Pruning shall be supervised and performed by certified consulting arborists and qualified tree care personnel utilizing proper arboricultural practices.

Contractor shall provide pruning and tree care in accordance with professional tree care industry standards, including Western Chapter of the International Society of Arboriculture and National Arborist Association standards.

Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage. Major pruning of deciduous trees shall be performed during the dormant season. Damaged trees, and those that constitute health and safety hazards, shall be pruned when necessary to improve poor appearance and structure, as directed by the City's representative.

Pruning cuts shall be made just above lateral branches and buds, or just outside branch bark collars, utilizing natural target pruning practices. Stub cuts and topping shall not be permitted.

Tree pruning shall be performed in accordance with ANSI Safety and Tree Care Standards, latest published editions. Contractor shall observe adequate safety precautions for protection of tree workers and the public.

No more than 25 percent of a tree's foliage shall be removed during pruning operations unless authorized by the City representative.

Trees shall be pruned periodically (through maturity) to achieve adequate vertical clearances for vehicles, overhead utilities, and pedestrians.

Lower branches of young trees shall not be removed except for safety purposes. Lower branches may only be tipped back to encourage caliper growth large enough to support trees without stakes and guys.

Surface tree roots that present maintenance and/or safety problems may be removed or pruned upon approval by the City, especially those adjacent to paved areas. Surface roots shall be properly pruned, treated, and covered without delay.

If necessary, trees shall be trimmed during the dormant season only (November 15th to February 15th) to reduce pruning shock, allow sufficient recovery time for maximum summer shade, and lessen possibility of insect infestation.

Watering and Mulching

Watering basins shall be maintained around tree root balls during plant establishment periods. Irrigate as needed to establish adequate moisture throughout plant root zones.

Deep–rooting of trees is desirable and can be encouraged with appropriate irrigation scheduling and frequency of irrigation cycles.

Mulches shall be maintained at least three (3) inches deep to reduce evaporation and weed growth. Do not apply mulch in contact with tree trunks (maintain 6 inches clearance minimum).

Soil moisture checks shall be made periodically at locations representing various climatic exposures and plant material types. Soil moisture probes shall be used to check moisture in root balls and surrounding soil. Moisture requirements of plants shall determine watering frequency and timing by automatic irrigation systems.

Fertilizer Application and Pest Control

Fertilizers shall be City–approved, balanced commercial types determined by soils testing. Fertilizers should be applied to entire root zones of trees. Gently cultivate and thoroughly water fertilized areas to prevent burning tree roots. Apply fertilizers at minimum rates required to keep trees healthy and vigorous.

Unhealthy and/or stunted trees that fail to meet horticulturally acceptable standards for growth and vigor shall receive appropriate supplements to correct nutrient deficiencies.

Plant pests and diseases, and weeds, shall be controlled with proper application of insecticides, fungicides, and herbicides. Tree wells shall be weeded monthly.

Pesticides and herbicides shall be applied by licensed and certified pest control applicators.

Staking and Guying

Tree stakes, ties, and guys shall be checked monthly and adjusted if necessary. Ties shall be adjusted to prevent girdling of tree trunks. Broken stakes and guy wires shall be replaced. Stakes, ties, and guys shall be removed as directed by the City Representative.

Re–stake trees as deemed necessary by the City with two–inch diameter by ten–foot long treated lodge pole stakes. Tree ties shall be flexible vinyl straps. Nail straps to sides of stakes with one–inch roofing nails.

Stakes on fast–growing tree species, such as Eucalyptus species, shall be removed one year after planting, or at the start of the next growing season, whichever comes first.

For trees other than fast–growing species, existing stakes and guys shall be removed after two years, or after trees attain a trunk caliper of four inches. If trees are unable to support themselves, removal of stakes shall be determined by the City.

In CFD areas, 15-gallon size trees shall be double–staked, 24– and 36–inch box size trees shall be double–staked or guyed, and trees larger than 36–inch box size shall be guyed, unless directed otherwise by City representative.

Shrubs

Shrubs shall be maintained to promote vigorous and healthy growth in accordance with standard horticultural practices. Utilize proper pruning techniques, fertilizer applications, and pest control procedures.

Pruning

Prune shrubs as required to maintain public safety, as well as general health and appearance of plants.

Shrubs shall not be clipped into topiary forms. Natural characteristics and branching structure of plants shall be retained.

Pruning cuts shall be made just above lateral branches and buds, and just outside branch bark collars. Stubbing shall not be permitted.

Pruning shall be accomplished by removing woody stems from inside of shrubs at least twice yearly. Heading back of shrubs shall be performed only after completion of interior selective branch pruning. Shrubs shall not be sheared and hedged unless directed by the City.

Dead flower stalks and spent blossoms shall be removed regularly for a tidy, well–groomed appearance.

Fertilizer Application and Pest Control

City–approved balanced commercial fertilizers shall be applied to promote optimum growth and vigor. Fertilizers shall be watered in after application to prevent burning of plant tissues.

Insecticides, fungicides, and herbicides shall be applied as necessary by licensed pest control applicators only.

Mulches shall be maintained uniformly at least three (3) inches deep to reduce evaporation and weed growth. Do not apply mulch in contact with shrub stems.

Vines

Vines shall be maintained to promote vigorous and healthy growth in accordance with best horticultural standards. Utilize proper watering, tying, fertilizing, and pest control procedures to promote optimum growth.

Deep water vines in planting pockets to assure optimum growth and root depth.

Prune and maintain espaliered vines properly. Nails shall not be used in masonry walls. Secure vines with epoxy vine ties to promote directional growth.

City–approved, balanced commercial fertilizers shall be applied to promote optimum growth and vigor. Vines shall be watered after fertilizer application to prevent burning of roots.

Insecticides, fungicides, and herbicides shall be applied as necessary by licensed pest control applicators only.

Groundcover

Ground cover shall be maintained to promote vigorous and healthy growth according to best horticultural standards. Utilize proper trimming, fertilizing, pest control, and renovation procedures.

Trimming

Groundcover shall be maintained within intended planting areas. Maintain edges of planting so that groundcover does not encroach into lawns, shrub beds, sidewalks, and adjacent areas.

Groundcover shall be trimmed away from controller enclosures, valve boxes, quick couplers, other plants, structures and walls, and walks. Maintain well–edged beds adjacent to walks for best appearance and safety.

Fertilizer

Apply City–approved, balanced commercial fertilizers at minimum rates required to promote healthy and vigorous growth. One application should be in early spring after new growth begins.

Pest Control

Groundcover areas shall be cultivated regularly and kept free of litter.

Control weeds, insects, diseases, gophers and snails.

Chemical pest controls shall be applied only if necessary by licensed pest control applicators.

Renovation and Replacements

Groundcover shall be renovated by cutting and mowing to promote new vigorous growth. Apply City–approved, balanced commercial fertilizer after renovation of groundcover areas.

If replanting is required to replace dead groundcover areas, then replacements shall be determined by City, using cuttings from adjacent groundcover areas, or other approved sources.

Lawns

Lawns shall be maintained to promote vigorous and healthy growth in accordance with best horticultural standards. Utilize proper watering, mowing, renovation, fertilizing, and pest control procedures.

Watering

Lawns shall be irrigated to maintain healthy seasonal growth and to encourage deep rooting. Avoid daily irrigation in favor of every other day, or twice weekly. Additional irrigations may be scheduled if unusually hot and dry weather conditions prevail for extended periods of time. Lawn areas shall not be in soggy, saturated condition, especially before mowing and aeration operations.

Mowing and Edging

Lawns shall be mowed to an optimum height on a weekly basis during growing seasons. Frequency of mowing should decrease during cooler months. Rotary and reel (for Bermuda grass) mowers with sharp blades shall be used. Avoid removing more than one–third of grass blade length at one mowing.

Damage to trees, obstacles, and lawns caused by wheel ruts shall be repaired by Contractor. Grass clippings shall be mulched in place with mulching mowers.

Trimming and edging shall be performed weekly. Frequency of trimming and edging may need to be adjusted during cooler months.

Renovation

Lawn areas shall be renovated yearly when the least amount of stress to lawns is likely, usually in winter. Scheduling shall be recorded on Maintenance Schedule Charts approved by the City.

Lawns shall be mechanically aerated with plug aerators (one–half inch tines minimum) at least yearly to reduce compaction and improve water penetration to roots. Hybrid Bermuda grass shall be verticut as required to remove thatch.

Shaded and well–worn areas of lawn shall be re–seeded with approved seed species.

Fertilizing

City–approved, balanced commercial fertilizers should be applied to keep lawns green and healthy. Fertilizer types will vary seasonally in accordance with good turf management practices.

Pest Control

Lawn areas shall be inspected regularly for signs of diseases and pests. Contractor shall have licensed pest control applicators apply appropriate controls at recommended rates.

Contractor shall maintain weed–free lawns by approved means. Contractor shall exercise caution if applying chemicals to control weeds to avoid damage to lawns and adjacent areas. Before herbicide applications are made, lawns should be well–established and in vigorous condition.

Hydroseeded Planting

Hydroseeded areas shall be maintained in the same manner as ground cover areas.

Pest Control

Contractor shall provide complete and continuous control and eradication of plant pests and diseases, including weeds. Comply with City, County, State, and Federal regulations and laws regarding chemical controls.

Contractor shall assume liability and responsibility for use of chemical controls.

Procedures for chemical use shall follow those outlined by State of California Department of Food and Agriculture, and County of Riverside for safe handling of pesticides, fungicides, and herbicides.

Contractor shall obtain all necessary licenses for application of pesticides.

Weed Control

All planting areas, including basins, shall be free of weeds.

Open space areas adjacent to homes shall be kept free of weeds.

Weeds shall be removed in street median islands, including those growing in paved and unpaved areas.

Trees in lawn areas shall have 36–inch diameter mulched circle maintained around bases of trunks. Avoid damage to tree trunks and roots by machinery and excess water. Properly applied growth regulators may be used to control vegetation in open areas around trees. Use mulches to help prevent weed seed germination. Weeds that have germinated shall be eradicated (do not use string trimmers near tree trunks) within three weeks of germination, or before setting seed.

Weeds shall be completely removed from lawn and shrub areas, groundcover beds, and planters. Remove weeds weekly from cracks in paved areas: sidewalks, curbs, asphalt, hardscape, and areas covered with ornamental rocks. For the purpose of these requirements, weeds will be considered as any undesirable or troublesome plants. Weeds shall be controlled by hand, mechanical, or chemical methods. The City may restrict use of chemical weed control in certain areas.

Groundcover and hydroseeded plants that occur within four feet of improved surfaces (sidewalks, service roads, and pathways) should be continuously trimmed so that height does not exceed 12 inches.

Invasive plants are unacceptable in CFD–maintained areas and shall be promptly removed.

Annual plants over six inches in height shall be mechanically controlled upon completion of growth cycle in areas deemed necessary by the City.

Fertilizer Application

Contractor shall inform City at least 48 hours before beginning fertilizer application. Contractor shall have previously submitted schedules showing sites, dates, approximate times of fertilizer application, type of fertilizer and quantity of fertilizer to be applied.

Fertilizers shall be delivered in original unopened containers bearing manufacturers' guaranteed analysis. Damaged packages will not be acceptable to the City. Contractor shall furnish the City with duplicate signed legible copies of certificates and invoices for fertilizer. Invoices shall state grade and quantity of fertilizer delivered to site. Copies retained by the City and Contractor shall be signed by the City's Representative before materials may be used. Contractor shall not begin fertilizer application until requirements noted above have been met.

Fertilizers shall have City–approved guaranteed analysis. Contractor shall follow the amendment recommendations of the soils report for type and application rate.

Fertilizers shall be applied to lawns at times noted below.

- Nitrogen: as needed to maintain health and appearance
- Complete: October 1-15, March 1-15

Fertilizers shall be applied to shrubs, groundcover, and small trees (three-inch caliper and smaller) at times noted below.

- Complete: March 1-15, July 1-15, October 1-15

Adequate irrigation shall precede and immediately follow applications to carry fertilizers into soil. After fertilizer applications, adjust irrigation schedules to eliminate runoff and leaching of fertilizers.

Weather conditions may require adjustments to fertilizer application schedules. If possible, avoid application of fertilizers prior to forecast of windy weather and heavy rains.

Precautions shall be taken during broadcast application of fertilizers with cyclone spreaders to avoid overthrow onto paved areas. Use of gravity flow spreaders is encouraged to keep fertilizers contained in planting areas, eliminating, or reducing sidewalk stains.

Fertilizer tablets shall be applied to new replacement trees and shrubs at manufacturer's recommended rate of application. Tablets (21–gram) shall also be applied to trees and shrubs that require supplemental fertilization. Annual fall fertilization of trees and shrubs shall be at the rate of one 21–gram tablet for each one–half inch of trunk caliper. Place tablets six to eight inches into root zones with soil probes and water in thoroughly.

Replacement of Plant Material

To ensure vigorous, healthy growth and pleasant appearance of plantings in CFD areas, it may be desirable to replace plants periodically. Plant replacement shall be determined by the City. Plants may be provided and installed by City forces at no expense to Contractor (if plants are not under Developer's or Contractor's guarantee/warranty) or may be replaced by Contractor with cost negotiated prior to planting.

Contractor shall notify City representative within two days of plant material losses due to any cause. Dead plants that are not replaced within one week after notification will be replaced by the City at Contractor's expense.

Contractor shall supply labor and materials to replace plants that are damaged or die resulting from Contractor's faulty maintenance or negligence. Container sizes and species of replacement plant materials shall be determined by the City Representative.

Plants damaged due to storm events or other natural causes, vehicular damage, theft, or events not resulting from negligence or inadequate performance of work by Contractor shall be replaced–in–kind with sizes as approved by the City. At City's request, Contractor may supply and install replacement plants selected by City's Representative and shall bill total replacement costs separately from normal maintenance billing.

Replacement planting shall conform to the requirements herein.

8.4.5 Maintenance of Open Space Areas

Open space areas designated by easement or dedication are necessary to protect resources, relieve density of community development, and provide greenbelt buffers between built–up neighborhoods.

- The City's goal is to establish healthy native plant communities in designated open space areas, and to maintain these areas as close as possible to natural conditions prevailing in the region.
- The City Engineer and/or Public Works Maintenance Operations Manager shall determine maintenance activities and practices in open space areas that best meet public works requirements for safety and appearance.
- Litter and trash removal shall be scheduled monthly, or more often as required.

8.4.6 Clean-Up

Contractor shall promptly remove landscape debris generated by pruning, trimming, weeding, edging, and other work required in CFD–maintained areas. Areas near public streets, walks, driveways, and paved areas shall be cleaned immediately with suitable equipment. Debris and green waste shall be removed and disposed of off–site in a legal manner. No debris will be allowed to remain in CFD public areas at end of workdays.

Contractor shall remove litter from CFD areas immediately. Litter shall include, but is not limited to, bottles, animal droppings, cans, paper, cardboard, metallic items and other debris, and illegally dumped materials.

Shrub areas not planted with ground cover shall be raked, weeded, and cultivated at least twice monthly.

Walks shall be kept clean and free of soil, debris, and hazards to foot traffic at all times during maintenance operations.

8.5 Inspection and Acceptance of Improvements

The purpose of inspections on landscape projects is to determine substantial conformance to approved landscape plans, and to verify project Conditions of Approval are met prior to acceptance of the project by the City.

Inspections by the City's Representative are required during installation of landscape improvements on all projects. Inspections shall be made, and work accepted by the City's Representative before projects can receive final acceptance from the City. Contractor shall request inspections by notifying the City at least 48 hours (two working days) in advance of scheduled inspection times. Notification should be made by Owner's or Developer's representative, and only when Contractor agrees that work is completed and ready for inspection. If scheduled inspection visits cannot be performed due to incomplete work or Contractor's absence, then Owner/Developer will be charged for additional time for rescheduled inspections.

Changes

Revisions to approved landscape plans shall be reviewed and accepted by the City before work is performed, to verify that the revisions are consistent with original construction documents. Submit two sets of revised plans to the City for review. Refer to Submittal Requirements for additional information.

Changes in the field to approved landscape construction documents (materials and installation) shall be prohibited unless written approval of changes are provided by the City's Representative. Approved field changes shall be reflected on record drawings submitted to City at project closeout.

8.5.1 Inspection Requirements

Work items listed below are subject to inspection by the City's Representative. Inspection requirements are variable from project to project and shall be determined during the plan review and approval process. However, additional inspections other than the following may be required during the course of work as determined by the City's representative.

Required inspections

Some may be combined into one site visit, if possible

Pre–construction meeting prior to start of work

Grading and Construction

- Finish grading.
- Staking of flatwork.
- Concrete formwork and reinforcement.
- Trail improvements.
- Boulder placement.

Irrigation

- Trenching for irrigation main lines and lateral pipe.
- Installation and pressure testing of main lines and lateral lines prior to backfilling trenches.
- Installation and testing of backflow prevention devices, remote control valves, control wires, and automatic controllers.
- Operation and coverage tests (prior to planting) after irrigation system completion.

Planting

- Soil preparation and application of amendments (supply delivery slips and invoices).
- Completion of finish grading prior to planting.
- Approval of plant materials upon delivery to site.
- Tree and shrub locations, before excavation of planting pits.
- Installation of plant material.

Completion and Maintenance

- Approval/acceptance of completed landscape installation, start of maintenance period.
- Final site inspection at completion of maintenance period.
- Additional inspections may be required as determined by the City's Representative.

CFD Inspections

Initial inspections of completed CFD area landscape improvements shall be performed prior to start of the maintenance and plant establishment period. Work shall be complete and in accordance with City requirements as determined by the City representative.

- Upon completion of irrigation installation, the entire Calsense controller assembly(s) shall be inspected and tested for proper connections, and complete and full operation by the Calsense field service representative, including full and proper operation and interface with flow sensor, sensor data interface, master control valve, and other sensor components as installed. Written certification of installation and operation in accordance with manufacturer's specifications shall be provided to the City's representative.

Projects in CFD areas that have not been maintained to City standards during maintenance period shall be held without acceptance until requirements and conditions of the project and City have been met.

Final inspections of CFD improvements shall be performed at the end of the maintenance period. City representative will determine whether or not maintenance requirements have been met by Contractor prior final acceptance/notice of completion. Refer to Section 8.5.2 Acceptance of Improvements, Subsection CFD Public Works Acceptance Procedures below.

8.5.2 Acceptance of Improvements

Acceptance of CFD and public works landscape improvements by the City will be made after work is substantially complete in accordance with approved construction documents and City of Wildomar landscape standards.

Maintenance/plant establishment and warranty periods shall be for the following time periods unless otherwise approved by the City:

- Parks: Owner or agent in control of properties shall maintain planting and irrigation systems for ninety (90) calendar days. Warranty period shall be for one (1) calendar year.
- CFD areas, except parks: Owner or agent in control of properties shall maintain planting and irrigation systems for one (1) calendar year. Warranty period shall be for one (1) calendar year.
- All other public works projects: As specified in the approved construction documents

After final inspection of improvements by City's Representative at the satisfactory conclusion of maintenance and the plant establishment period, and City acceptance of improvements, the Community Facilities District will be available to service the area for continuing maintenance, formally relieving Contractor of maintenance responsibilities.

CFD Public Works Acceptance Standards

Landscape improvements, walls, walkways, curbs, utilities, trails, benches, public improvements, and special conditions required within Community Facilities District and public works project boundaries shall be provided in accordance with approved construction documents prior to initial inspection and City acceptance of improvements.

Standards outlined below shall be met prior to final inspection by the City's Representative.

Lawn

Lawn areas shall be completely filled in with grass. Turf shall be green and healthy with no discolored and dead patches, weeds, and insect pests. Turf shall be mowed weekly for at least two consecutive weeks, and at correct mowing heights.

Hydroseeded areas (non–turf)

Plant material shall be at least three inches in height, with 90 percent coverage of hydroseeded areas. If hydroseed has not germinated within 30 days after application, then bare areas shall be re–seeded. At that time, all hydroseeded areas shall be free of weeds and litter.

Hand–planted groundcover

Planted areas shall be healthy, vigorous, and free of weeds and litter.

Shrubs, Vines, and Trees

Plant material shall be healthy, showing no signs of discoloration, injury, fungus, and insect infestation. Plants shall be pruned, trimmed, and neat in appearance. Trees shall be staked as required with approved tree ties. Nursery tape shall be removed.

Irrigation

Irrigation systems shall be fully functional and operating in accordance with project construction documents and City landscape standards.

CFD Public Works Acceptance Procedures

The City's Representative will recommend acceptance of improvements in CFD—maintained areas after initial inspections are performed. Work shall be substantially complete as determined by the City's Representative.

After initial inspection and approval of installation work by the City's representative, and provided that project Conditions of Approval have been met, the Contractor shall begin the maintenance/plant establishment period.

After initial acceptance, bonds, cash deposits, and secured letters of credit held against Developer or Contractor may be reduced.

At end of the maintenance and plant establishment period, the project shall undergo final inspection by City's representative for turnover to the CFD. Final release of bonds, cash deposits, and secured letters of credit will take place after satisfactory completion of maintenance/plant establishment period and upon approval by the City Engineer.

Acceptance of other public landscape improvements after construction and maintenance period are completed shall be based on condition of the project at final inspection. City's Representative shall determine whether requirements have been met, procedures followed, and equipment installed satisfactorily before recommending acceptance of the project.

9. GLOSSARY

For purposes only of these guidelines, the terms used have the following meaning:

Applied Water. The portion of water supplied by the irrigation system to the landscape.

Artificial Turf. A product manufactured from synthetic materials that simulate the appearance of natural turf, grass, sod, or lawn. Indoor or outdoor plastic or nylon carpet is not considered artificial turf.

Automatic Irrigation Controller. A timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

Backflow Prevention Device. A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

Certificate of Completion. The document required prior to the issuance of a Certificate of Occupancy or at the request for final landscape inspection, refer to Appendix.

Certified Irrigation Designer. A person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program or the Irrigation Association's Certified Irrigation Designer program Certified Landscape Irrigation Auditor. A person certified to perform landscape irrigation by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program or the Irrigation Association's Certified Landscape Irrigation Auditor program.

Check Valve or Anti-Drain Valve. A valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.

Compost. The safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

Conversion Factor (0.62). The number that converts acre-inches per acre per year to gallons per square foot per year.

Distribution Uniformity. The measure of the uniformity of irrigation water over a defined area.

Drip Irrigation. Any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

Established Landscape. The point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

ET Adjustment Factor or ETAF. A factor of.55 for residential areas and .45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

Evapotranspiration. The process by which a quantity of water evaporates from adjacent soil and other surfaces and is transpired by plants during a specified time. Reference evapotranspiration for Wildomar is 55.0.

Flow Sensor. An inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic combination flow sensor/controller may also function as a landscape water meter or submeter.

Hardscapes. Any durable material (pervious and non-pervious). Concrete, asphalt, cobble, gravel, and decomposed granite are considered hardscape materials and therefore not included in the water budget calculation.

Hydrozone. A portion of the landscaped area having plants with similar water needs and rooting depth that are served by one irrigation valve or set of valves with the same schedule. A hydrozone may be irrigated or non-irrigated.

Invasive Species. Non-indigenous species (e.g., plants or animals) that adversely affect the habitats they invade economically, environmentally, or ecologically and includes those species listed within the Western Riverside County Multi-Species Habitat Conservation Plan as such plan may be amended from time to time and any invasive species identified as such by the city. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

Irrigation Audit. An in-depth evaluation of the performance of an irrigation system conducted by a certified landscape irrigation auditor. An irrigation audit includes, but is not limited to inspection, system tune-up, system test with distribution uniformity or emission uniformity reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S Environmental Protection Agency Watersense labeled auditing program.

Landscape Area or LA. All the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). Landscape Area includes Special Landscape Areas as defined below.

Licensed Landscape Architect. A person who holds a license to practice landscape architecture in the State of California pursuant to the California Business and Professions Code section 5615.

Licensed Landscape Contractor. A person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

Local Water Purveyor. Any entity, including a public agency, city, county, or private water company that provides retail water service.

Low Volume Irrigation. The application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

Maximum Applied Water Allowance or MAWA. The upper limit of annual applied water for the established landscaped area.

Mulch. Any material placed on the soil to conserve soil moisture, moderate soil temperature, prevent soil erosion and/or prevent weed growth, including such materials as bark, wood chips, rock, gravel, decomposed granite, or other suitable material.

Non-Residential Landscape. Landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas

of common interest development with designated recreational areas.

Overspray. The irrigation water which is delivered beyond the target area.

Pervious. Any surface or material that allows the passage of water through the material and into the underlying soil.

Plant Factor. A value that, when multiplied by ETO, estimates the amount of water needed by plants. For purposes of these guidelines, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors used shall be derived from the current publication of the Water Use Classification of Landscape Species (WULCOLS). Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

Recreational Area. Areas, excluding private single family residential areas, designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters or golf courses, tees, fairways, roughs, surrounds and greens.

Recycled Water. Any kind of treated, reclaimed, or recycled wastewater of a quality suitable for non-potable uses such as landscape irrigation and water features. This water is not intended for human consumption.

Reference Evapotranspiration or ETo. A standard measurement of environmental parameters which affect the water use of plants and is 55.0 inches per year for purposes of these guidelines.

Rehabilitated Landscape. Any re-landscaping project that requires a permit, plan check, or design review, meets the applicability requirements of Section 16.28.020 and the modified landscape area is equal to or greater than two thousand five hundred (2,500) square feet.

Residential Landscapes. Landscaping surrounding single or multi-family homes.

Runoff. Water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

Special landscape Area or SLA. An area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

Water Feature. A design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

WUCOLS. The Water Use Classification of Landscape Species published by the University of California Cooperative Extension, and the Department of Water Resources. The plant region for WUCOLS IV 2014 is Region 4 South Inland Valley. The most current publication, region, and plant classification shall be used.

APPENDIX 10.1 CITY OF WILDOMAR

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55.0

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas	All irrigated areas of the landscape, water surface area of water features Do not include hardscape material areas such as cobble or decomposed granite						
See below for:							
Description	PF		IE				
				Totals	(A)	(B)	
Special Landscape Areas	Sports Fields, Edible Landscape Areas, Landscape Areas Irrigated with Recycled Water, and Temporary Landscape areas (under 1 year) Water features are not SLAs, include in the RLA section						
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	
						Maximum Allowed Water Allowance (MAWA)[e]	

[a] *Hydrozone #/Description*	*PF Range*
1 cool season turf	*0.7 - 0.8*
2 warm season turf	*0.7 - 0.6*
3 low water use shrubs	*0.1 - 0.3*
4 moderate water use trees	*0.4 - 0.6*

[b] ***Irrigation Method***
overhead spray
drip
bubbler

[c] ***Irrigation Efficiency (IE)***
0.75
0.81
0.81

[d] ***ETWU* (Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)
Total Area	(A)
Average ETAF	**B ÷ A**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Sitewide ETAF	**(B+D) ÷ (A+C)**

APPENDIX 10.2 CITY OF WILDOMAR

PRELIMINARY LANDSCAPE REVIEW COMMENTS

Case No.:		Project Type/Location:	
Review Date:	1:	2:	3:
Review By:	Firm:	City Representative:	
Recommended for Approval?			

Checklist Key:	
☐	Provided or Not Applicable
■	Needed

Received Date: _____
Due Date: _____
Returned Date: _____

It is the responsibility of the applicant and landscape architect to be aware of and comply with the Landscape Design Standards and Guidelines, as well as the current policies of the City and State of California.
Refer to the Guidelines document on the City's website under Planning Department Documents for additional requirements and clarification of checklist items and on-plan redlines comments.

General

☐ 1 Plan is clear and legible, plan and fonts are of adequate size
☐ 2 Plan scale and north arrow is noted
☐ 3 Number individual sheets and provide sheet index
☐ 4 Project type: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 5 Project identification: tract no., phase, address
☐ 6 Vicinity map with street and freeway configurations
☐ 7 Firm name, address and phone number of applicant, project consultants and landscape architect, lead contact's name and email address
☐ 8 Landscape architect's stamp with current renewal date on each sheet
☐ 9 Label adjacent properties and street names
☐ 10 Show and label structures, walls, fences, gates, curbs, headers, paving, walkways, trails
☐ 11 Show and label utilities, light standards, fire hydrants, storm drains, water meters, transformers, etc.
☐ 12 Project limits of work, easements, property lines, right-of-way, etc.
☐ 13 Matchlines and sheet references are provided, sheet key map when multiple sheets are utilized
14 Quantities section, indicate by street or sub-section if fragmented:
☐ a square footage of project
☐ b square footage of new landscape area
☐ c square footage of rehabilitated landscape area
☐ d percentage of turf area
☐ e list number of uncovered parking spaces, related % shade requirement and demonstrate compliance with 15 year tree canopy required: 30% for 0-24 spaces , 40% for 25-49 spaces, or 50% for 50+ spaces
15 Maintenance responsibility noted:
☐ a all improvements are to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner
☐ b all improvements are to be maintained by the property owner
☐ c all improvements are to be maintained by the city
☐ d all improvements are to be maintained by the association

Preliminary Landscape Plan

☐ 1 Plan to convey a complete planting program though specific plant palettes and identifying plant symbols or hatches
☐ 2 Plant material appropriate for sun / shade / parking lot or corner sight restrictions / bioretention areas / fire restrictions / regional conditions: revise:
3 Trees:
☐ a placement considering views and solar effect
b placement of trees to be outside of utility setbacks or easements
☐ 1) 5' from property line, fire hydrant, water or sewer line, water meter, backflow, sewer clean out
☐ 2) 10' from street light or power pole
☐ 3) mature height no taller than 20' if planted under utility wires
☐ c symbol diameter represented at 15 year growth
☐ d root barriers within 6' of hardscape (24" deep, 16' in length), include manufacturer, model number and detail with length and burial depth
☐ e staking and bracing
☐ f tree guards or mulch rings for trees in turf
☐ g existing trees shown on plans, note to remove or to remain, indicate if protected tree and demonstrate/note replacement compliance
4 Street trees:
☐ a minimum 15 gallon
☐ b species and spacing conform to adjacent tracts
5 Shrubs:
☐ a minimum 5 gallon
☐ b shrubs planted in drifts spaced to appear as masses, not spotty placement of singular shrubs
☐ c avoid plants that require trimming to be kept at controlled height or width
☐ d avoid monocultural plantings, provide additional plant material with varying characteristics

APPENDIX 10.2 CITY OF WILDOMAR

PRELIMINARY LANDSCAPE REVIEW COMMENTS

6 Ground cover:
- ☐ a minimum 1 gallon
- ☐ b if from flats, 12" on center spacing maximum
- ☐ c 3" minimum depth of shredded bark mulch in all planter areas, excluding turf and hydroseeded areas
- ☐ d avoid wide spreading groundcovers in narrow or restricted areas / note setback distance from hardscape to be least 1/2 of mature growth

7 Turf:
- ☐ a warm season variety
- ☐ b not to exceed 30% of total landscape area, actual % must provide compliant water budget calculations
- ☐ c not permitted in planters under 10' wide or adjacent to walls
- ☐ d restrict to 4:1 slopes or less

8 Slopes 3:1 or greater:
- ☐ a plant material and mulch suitable for slope use and prevention of surface erosion
- ☐ b 3' or more vertical height - permanent ground covers, size and spacing to achieve solid cover within 2 years
- c 8' or more vertical height, in addition to groundcovers:
  - ☐ 1) one shrub per 100 s.f., 60% 1 gallon and 40% 5 gallon
  - ☐ 2) one 15 gallon tree per 500 s.f.

☐ 9 Hydroseed mix specified, botanical and common names, purity and germination, use of hydroseed is subject to review and approval

10 Legend:
- ☐ a symbol
- ☐ b botanical and common names
- ☐ c quantities / square footage for hatches
- ☐ d container size
- ☐ e spacing
- ☐ f water use classification
- ☐ g notations

11 Hydrozones:
- ☐ a plant material grouped into compatible hydrozones
- ☐ b identify special landscape areas such as: recreation, recycled water, edible plants, etc.

12 Water features:
- ☐ a identify as recirculating
- ☐ b surface area included in preliminary water budget calculations, high water use in Regular Landscape Area (not SLA)

13 Fire:
- ☐ a fuel modification plan or zones clearly illustrated on plan with detailed zone description
- ☐ b fire resistive plant material
- ☐ c fire lane shown and identified, tree canopy outside of access road clear zone
- ☐ d combustible mulch material not within 5' of structure, replace with non-combustible mulch material

☐ 14 Sight distance triangles: for commercial driveways and corners use 25 '/ 25' / 45 ° and for residential driveways use 15 '/ 15' / 45°, all plant material within line of sight impact area to be naturally 30" or under. Do not rely on trimming to control shrub or groundcover height.

☐ 15 Add note: Preliminary agronomic soil analysis and recommendations report to be obtained early in the design phase and shall be included on construction plans. All related notes, details and specifications shall be reviewed and revised to refer to soil recommendations report.

☐ 16 Provide preliminary details and/or sections for:

☐ 17 Concrete step-out stripes where parking spaces are adjacent to landscape areas, 18" wide from face of curb

☐ 18 Concrete headers to separate turf and planter areas, or private and public maintained areas, min. 6" wide

☐ 19 Statement of intended irrigation type and water efficient landscape ordinance compliance

☐ 20 Preliminary water efficient landscape worksheet, to include hydrozone information that coordinates with preliminary planting legend and layout. Worksheet to illustrate WELO compliance through calculated MAWA and ETWU.

☐ 21 Note that all equipment and plans shall conform to recycled water use requirements and considerations

Storm Water Management

1 On-site water retention basins:
- ☐ a contours and elevations indicated
- ☐ b inlet and outlets shown
- ☐ c bottom and slope of basin appropriately planted

2 Bioswale or vegetated swales:
- ☐ a drainage flow direction shown
- ☐ b natural, informal configuration or planting layout
- ☐ c appropriately planted with species tolerant of both wet and dry conditions

Reference Documents

☐ 1 Provide all necessary reference plans, such as grading, architecture, etc.

Additional Information Required:

Refer to redlined landscape plans for additional correction comments.

RETURN ALL FORMS AND PLAN CHECK SETS WITH RESPONSE COMMENTS WRITTEN

APPENDIX 10.3 CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

Case No.:	Project Type/Location:		
Plan Check Date:	1:	2:	3:
Plan Check By:	Firm:	City Representative:	
Recommended for Approval?			

Checklist Key:	
☐	Provided or Not Applicable
■	Needed

Received Date: _____
Due Date: _____
Returned Date: _____

It is the responsibility of the applicant and landscape architect to be aware of and comply with the Landscape Design Standards and Guidelines, as well as the current policies of the City and State of California.
Refer to the Guidelines document on the City's website under Planning Department Documents for additional requirements and clarification of checklist items and on-plan redlines comments.

General

☐ 1 Plan size minimum 22" x 36", maximum 30" x 42"
☐ 2 Plans are clear and legible, with fonts 1/8" minimum
☐ 3 Plan scale minimum 1"=20', maximum 1/8"=1'
☐ 4 North arrow on each plan sheet
☐ 5 Dig alert on title and each plan sheet
☐ 6 Number individual sheets
☐ 7 Project type in title block: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 8 Project identification in title block: tract no., phase, address
☐ 9 Name, address and phone number of landscape architectural firm in title block
☐ 10 Landscape architect's stamp with current renewal date on each sheet
☐ 11 Revision block, delta notations only to record revisions to city approved plans
☐ 12 Label street names
☐ 13 Show and label structures, walls, fences, gates, curbs, headers, paving, walkways, trails
☐ 14 Show and label utilities, light standards, fire hydrants, storm drains, water meters, transformers, etc
☐ 15 Project limits of work, easements, property lines, right-of-way, etc.
☐ 16 Matchlines and sheet references
☐ 17 Sheet key map when multiple sheets are utilized

Title Sheet

☐ 1 Project type: single family, multi-family, mixed use, commercial, new and/or rehabilitated
☐ 2 Project identification: tract no., phase, address
☐ 3 Vicinity map with street and freeway configurations
☐ 4 Reduced site plan with project boundaries, note adjacent property uses (existing and future)
☐ 5 Firm name, address and phone number of applicant, project consultants and landscape architect, lead contact's name and email address
☐ 6 Sheet index
7 Quantities section, indicate by street or sub-section if fragmented:
☐ a square footage of project
☐ b square footage of new landscape area
☐ c square footage of rehabilitated landscape area
☐ d percentage of turf area
☐ e list number of uncovered parking spaces, related % shade requirement and demonstrate compliance with 15 year tree canopy required: 30% for 0-24 spaces, 40% for 25-49 spaces, or 50% for 50+ spaces
8 Maintenance responsibility noted:
☐ a all improvements are to be maintained by the developer until maintenance responsibility is turned over to the individual homeowner
☐ b all improvements are to be maintained by the property owner
☐ c all improvements are to be maintained by the city
☐ d all improvements are to be maintained by the association

Construction

☐ 1 Indicate construction of:
☐ 2 Provide layout information for:
☐ 3 Provide details for:
☐ 4 Concrete step-out stripes where parking spaces are adjacent to landscape areas, 18" wide from face of curb
☐ 5 Concrete headers to separate turf and planter areas, or private and public maintained areas, min. 6" wide

APPENDIX 10.3 CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

Irrigation

- ☐ 1 Water supply type: potable, recycled, or well
- 2 Backflow device:
  - ☐ a minimum 12" above finish grade
  - ☐ b enclosure
  - ☐ c lead free
- ☐ 3 Wye strainer
- 4 Water meter information:
  - ☐ a location
  - ☐ b size
  - ☐ c point of connection for water and electrical
  - ☐ d separate water meter required for publicly maintained irrigation system
- 5 Irrigation control valves:
  - ☐ a brass, if public
  - ☐ b valves to be located outside of turf play areas
  - ☐ c separate valves with respect to irrigation type and/or slope location
  - ☐ d valve callouts or data table containing controller station, valve size, gpm flow, hydrozone and square footage
  - ☐ e detailed pressure calculations for worst case at each point of connection: static and residual pressure, p.o.c. and highest elevation
- ☐ 6 Check valve in irrigation device
- 7 Valves:
  - ☐ a gate or ball valves prior to street crossing and at points of connection
  - ☐ b pressure reducing valve with pressure setting indicated
  - ☐ c master valve required on all projects, flow sensor required for non-residential and residential over 5,000 s.f.
- 8 Irrigation legend:
  - ☐ a manufacturer
  - ☐ b model
  - ☐ c pressure in square inches (psi)
  - ☐ d gallons per minute (gpm)
  - ☐ e precipitation rate (in/hr)
  - ☐ f radius
  - ☐ g pattern
  - ☐ h description
- 9 Irrigation devices:
  - a pop-up bodies
    - ☐ 1) 6" for turf areas and bubblers
    - ☐ 2) 12" for shrub areas
    - ☐ 3) swing joints when adjacent to hardscape or high traffic areas
  - ☐ b fixed above grade heads to be avoided, acceptable on slopes
  - ☐ c spray heads not to exceed nozzle radius (head to head coverage)
  - ☐ d dripline / emitter spacing appropriate for plant o.c. spacing or species
  - ☐ e subsurface dripline or low volume irrigation for mulched planting areas and all areas less than 10' wide
  - ☐ f no overhead irrigation allowed within 24" of non-permeable surface that does not drain entirely to landscape area
- 10 Quick-coupling valves:
  - ☐ a brass / locking cover / purple cover
  - ☐ b maximum spacing of 100', if public 200'
  - ☐ c installed 12" into paved medians
- 11 Booster pump:
  - ☐ a grade at installation
  - ☐ b electrical connection
  - ☐ c switch panel
  - ☐ d control switches
- 12 Controller:
  - ☐ a smart automatic irrigation controller based on evapotranspiration information
  - ☐ b evapotranspiration component
  - ☐ c enclosure / grounding rod
- ☐ 13 Automatic rain shut off
- ☐ 14 Additional weather or soil moisture sensors:
- 15 Piping and sleeving:
  - ☐ a mainline 1 1/2" or less, schedule 40 PVC buried 18" deep
  - ☐ b mainline 2" or more, class 315 PVC buried 24" deep
  - ☐ c laterals, schedule 40 PVC buried 12" deep, laterials class 200 PVC acceptable for single family residential
  - ☐ d ultraviolet resistant PVC for on-grade installations
  - ☐ e PVC sleeving below grade, sized 2x inserted pipe diameter
  - ☐ f galvanized pipe sleeving across terrace drains, add detail
- ☐ 16 Irrigation stations conform to the landscape hydrozones, zone labeling consistent on all plans
- ☐ 17 Water efficient landscape worksheet, include hydrozone information that matches plan callouts, Maximum Allowed Water Usage (MAWA), and Estimated Total Water Use (ETWU) - do not include non-irrigated areas in water budget calculations

APPENDIX 10.3 CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

- ☐ 18 Relevant agronomic soils report information (soil type, infiltration rate, etc), if deferral is allowed add note regarding soil information coordination
- ☐ 19 Automatic controller programming parameters listed for plant establishment, established landscape and temporary irrigated areas
- 20 Recycled water:
  - ☐ a all equipment shall be designated for recycled water
  - ☐ b plans contain recycled water use notes
  - ☐ c plans conform to recycled water use requirements
- ☐ 21 Details for all major irrigation equipment, add:
- ☐ 22 Specifications: Testing: 150 pounds per square inch for 3' hour min and All improvements shall comply with Standard Uniform Building Code

Planting

- ☐ 1 Plant material appropriate for sun / shade / parking lot or corner sight restrictions / bioretention areas / fire restrictions / regional conditions: revise:
- 2 Trees:
  - ☐ a placement considering views and solar effect
  - b placement of trees to be outside of utility setbacks or easements
    - ☐ 1) 5' from property line, fire hydrant, water or sewer line, water meter, backflow, sewer clean out
    - ☐ 2) 10' from street light or power pole
    - ☐ 3) mature height no taller than 20' if planted under utility wires
  - ☐ c symbol diameter represented at 15 year growth
  - ☐ d root barriers within 6' of hardscape (24" deep, 16' in length), include manufacturer, model number and detail with length and burial depth
  - ☐ e staking and bracing
  - ☐ f tree guards or mulch rings for trees in turf
  - ☐ g existing trees shown on plans, note to remove or to remain, indicate if protected tree and demonstrate/note replacement compliance
- 3 Street trees:
  - ☐ a minimum 15 gallon
  - ☐ b species and spacing conform to adjacent tracts
- 4 Shrubs:
  - ☐ a minimum 5 gallon
  - ☐ b shrubs planted in drifts spaced to appear as masses, not spotty placement of singular shrubs
  - ☐ c avoid plants that require trimming to be kept at controlled height or width
  - ☐ d avoid monocultural plantings, provide additional plant material with varying characteristics
- 5 Ground cover:
  - ☐ a minimum 1 gallon
  - ☐ b if from flats, 12" on center spacing maximum
  - ☐ c 3" minimum depth of shredded bark mulch in all planter areas, excluding turf and hydroseeded areas
  - ☐ d avoid wide spreading groundcovers in narrow or restricted areas / note setback distance from hardscape to be least 1/2 of mature growth
- 6 Turf:
  - ☐ a warm season variety
  - ☐ b not to exceed 30% of total landscape area, actual % must provide compliant water budget calculations
  - ☐ c not permitted in planters under 10' wide or adjacent to walls
  - ☐ d restrict to 4:1 slopes or less
- 7 Slopes 3:1 or greater:
  - ☐ a plant material and mulch suitable for slope use and prevention of surface erosion
  - ☐ b 3' or more vertical height - permanent ground covers, size and spacing to achieve solid cover within 2 years
  - c 8' or more vertical height, in addition to groundcovers:
    - ☐ 1) one shrub per 100 s.f., 60% 1 gallon and 40% 5 gallon
    - ☐ 2) one 15 gallon tree per 500 s.f.
- 8 Hydroseed, subject to review and approval:
  - ☐ a seed mix type, botanical and common names, purity and germination
  - ☐ b quantities in pounds per 1,000 sf or acre
  - ☐ c slurry components, including mulch, stabilizer and fertilizer
- 9 Legend:
  - ☐ a symbol
  - ☐ b botanical and common names
  - ☐ c quantities / square footage for hatches
  - ☐ d container size
  - ☐ e spacing
  - ☐ f water use classification
  - ☐ g notations
- 10 Hydrozones:
  - ☐ a plant material grouped into compatible hydrozones
  - ☐ b plant water use classifications are consistent with irrigation hydrozones
  - ☐ c identify special landscape areas such as: recreation, recycled water, edible plants, etc.
- 11 Water features:
  - ☐ a identify as recirculating
  - ☐ b recycled water
  - ☐ c pool and spa cover specified
  - ☐ d surface area included in water budget calculations, high water use in Regular Landscape Area (not SLA)

APPENDIX 10.3 CITY OF WILDOMAR

LANDSCAPE PLAN CHECK REVIEW COMMENTS

12 Fire:
- ☐ a fuel modification plan or zones clearly illustrated on planting plan with detailed zone description
- ☐ b fire resistive plant material
- ☐ c fire lane shown and identified, tree canopy outside of access road clear zone
- ☐ d combustible mulch material not within 5' of structure, replace with non-combustible mulch material

☐ 13 Sight distance triangles: for commercial driveways and corners use 25 '/ 25' / 45 ° and for residential driveways use 15 '/ 15' / 45° all plant material within line of sight impact area to be naturally 30" or under. Do not rely on trimming to control shrub or groundcover height.

☐ 14 Current agronomic soil analysis and recommendations report on plans, all related notes, details and specifications shall refer to soil recommendations report

Storm Water Management

1 On-site water retention basins:
- ☐ a contours and elevations indicated
- ☐ b inlet and outlets shown
- ☐ c bottom and slope of basin appropriately planted

2 Bioswale or vegetated swales:
- ☐ a drainage flow direction shown
- ☐ b natural, informal configuration or planting layout
- ☐ c appropriately planted with species tolerant of both wet and dry conditions

Specifications

☐ 1 Include specifications that pertain to all elements of this project

Reference Documents

☐ 1 Provide approved conceptual landscape plan
☐ 2 Provide conditions of approval
☐ 3 Provide approved precise grading plans

Additional Information Required:

Refer to redlined landscape plans for additional correction comments.

RETURN ALL FORMS AND PLAN CHECK SETS WITH RESPONSE COMMENTS WRITTEN DIRECTLY ON PLANS WITH NEXT SUBMITTAL

APPENDIX 10.4 CITY OF WILDOMAR
CERTIFICATE OF COMPLETION

FINAL LANDSCAPE INSPECTION

All Parts of this certificate shall be submitted to the Assigned Planner and City's Landscape Consultant with request for final landscape inspection.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

APPENDIX 10.4 CITY OF WILDOMAR
CERTIFICATE OF COMPLETION

FINAL LANDSCAPE INSPECTION

All Parts of this certificate shall be submitted to the Assigned Planner and City's Landscape Consultant with request for final landscape inspection.

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

Any modification from the approved Landscape Documentation Package shall be recorded on prepared as-built landscape plans. Submit as-built landscape plans with this certificate for the review and approval of the City's Landscape Consultant.

☐ As-built landscape plans attached

☐ Landscape installed per approved plans with no modifications

PART 3. IRRIGATION SCHEDULING

Provide data table with parameters for programming the irrigation controller or valve run times and cycle frequency per State's MWELO Section 492.10.

☐ Attached

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGAITON MAINTENANCE

Schedule per State's MWELO Section 492.11.

☐ Attached

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Report per State's MWELO Section 492.12.

☐ Attached

PART 6. SOIL MANAGEMENT REPORT

Report per State's MWELO Section 462.6

☐ Attached

Documentation for soil amendment implementation (dated receipts, delivery tickets, photos, etc.) per State's MWELO Section 462.5

☐ Attached

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Planting Area Medium Planting Area	Planting Area Small Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
TREES										
Acacia baileyana	Bailey acacia	L		20-30 ft.	20-40 ft.	x	x			
Acacia cultriformis	knife acacia	L		10-15 ft.	10-15 ft.		x			x
Acacia longifolia	Sydney golden wattle	L		20 ft.	20 ft.		x			x
Acacia pendula	weeping acacia	M		25 ft.	15 ft.		x	x		x
Acacia stenophylla	eumong/shoestring acacia	L		30 ft.	20 ft.		x	x		x
Acacia willardiana	palo blanco	L		20 ft.	10 ft.		x	x		x
Aesculus californica	California buckeye	L	●	10-20 ft.	30 ft.	x	x			x
Afrocarpus gracilior (Podocarpus)	African fern pine	M		40-60 ft.	20-30 ft.	x	x			x
Agonis flexuosa	peppermint tree	L		25-35 ft.	15-30 ft.		x	x	x	
Albizia julibrissin	silk tree	L		40 ft.	40 ft.	x			x	
Aloe spp.	aloe	L	■	varies			x	x		
Arbutus 'Marina'	Marina arbutus	M		25-30 ft.	25-35 ft.	x	x		x	
Arbutus unedo	strawberry tree	L		8-35 ft.	8-35 ft.		x		x	
Bauhinia variegata (purpurea)	purple orchid tree	M		20-35 ft.	20-35 ft.		x		x	
Brachychiton acerifolius	flame tree	M		60-70 ft.	30 ft.	x	x			
Brachychiton discolor	Queensland lace bark	M		40-60 ft.	30 ft.	x	x			
Brachychiton populneus	bottle tree	L		30-50 ft.	30 ft.	x	x		x	
Brahea armata	blue hesper palm	L		20-40 ft.	12-25 ft.		x	x		
Brahea edulis	Guadalupe palm	L	●	30 ft.	15 ft.		x	x		
Butia odorata (Butia capitata)	pindo palm	L		10-20 ft.	10-15 ft.		x	x		
Callistemon citrinus	bottle brush	L		10-15 ft.	10-15 ft.		x	x		x
Callistemon viminalis	weeping bottle brush	M		20-30 ft.	15 ft.	x	x	x		x
Calodendrum capense	cape chestnut	M		20-40 ft.	20-40 ft.	x	x			
Cassia leptophylla	gold medallion tree	M		20-25 ft.	30 ft.	x			x	
Catalpa speciosa	western catalpa	M		40-60 ft.	20-40 ft.	x	x			
Cedrus atlantica	Atlas cedar	M		60 ft.	30 ft.	x				x
Cedrus deodora	deodar cedar	M		80 ft.	40 ft.	x				x
Ceiba speciosa (Chorisia)	floss silk tree	L		30-60 ft.	30-60 ft.	x			x	
Celtis occidentalis	common hackberry	M		40-50 ft.	40-50 ft.	x				
Ceratonia siliqua	carob	L		20 ft.	20 ft.	x				
Cercis occidentalis	western redbud	L	●	10-18 ft.	10-18 ft.		x	x	x	

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Planting Area Medium Planting Area	Planting Area Small Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Chamaerops humilis	Mediterranean fan palm	L		20 ft.	20 ft.		x	x		x
Chilopsis linearis	desert willow	L	●	15-30 ft.	10-20 ft.		x	x		
Chitalpa tashkentensis	chitalpa	L		20-30 ft.	20-30 ft.	x	x			
Cinnamomum camphora	camphor tree	M		50 ft.	60 ft.	x				x
Citrus spp.	orange, lemon etc.	M		varies					x	
Cordyline australis	New Zealand cabbage tree	M		20-30 ft.	10 ft.			x		
Corymbia citriodora (Eucalyptus)	lemon scented gum	M		45-90 ft.	15-45 ft.	x				x
Corymbia ficifolia (Eucalyptus)	red flowering gum	M		25-40 ft.	25-40 ft.	x	x			x
Cotinus coggygria	smoke tree	L		12-15 ft.	12-15 ft.		x	x		
Cupaniopsis anacardioides	carrotwood	M		40 ft.	30 ft.	x	x		x	
Cupressus arizonica ssp. arizonica	Cuayamaca cypress	L		40 ft.	20 ft.	x	x	x		x
Cupressus sempervirens	Italian cypress	L		60 ft.	5-10 ft.		x	x		x
Dracaena draco	dragon tree	L		20 ft.	30 ft.		x			
Elaeocarpus decipiens	Japanese blueberry tree	-		30-60 ft.	20-30 ft.	x	x			
Eriobotrya deflexa	bronze loquat	M		15-30 ft.	15-30 ft.		x	x	x	
Erythrina coralloides	naked coral tree	M		30 ft.	30 ft.	x	x		x	
Erythryna x bidwillii	Bidwell's coral tree	M		24-30 ft.	24-30 ft.	x	x		x	
Eucalyptus camaldulensis	red gum	L		60-100 ft.	40-60 ft.	x				x
Eucalyptus nicholii	Nichol's willow leaf peppermint	M		30-40 ft.	20-30 ft.	x	x			x
Eucalyptus polyanthemos	silver dollar gum	L		30-75 ft.	15-45 ft.	x				x
Eucalyptus sideroxylon	red iron bark	L		50-100 ft.	40-60 ft.	x				x
Eucalyptus torquata	coral gum	M		18-36 ft.	15-30 ft.		x			x
Eucalyptus viminalis	manna gum	M		40-120 ft.	50 ft.	x				x
Ficus carica	edible fig	M		15-30 ft.	15-30 ft.		x		x	
Ficus microcarpa	Indian laurel fig/ laurel fig	M		25-30 ft.	35-40 ft.	x			x	
Ficus microcarpa 'Green Gem"	green gem ficus	M		20-30 ft.	20-30 ft.	x			x	
Ficus rubiginosa	rusty leaf fig	M		20-50 ft.	30-50 ft.	x			x	
Fraxinus augustifolia 'Raywood'	raywood ash	M		20-30 ft.	25 ft.	x	x		x	
Fraxinus velutina	Arizona ash	M	●	30 ft.	30-40 ft.	x			x	
Geijera parviflora	Australian willow	M		25-30 ft.	20 ft.		x		x	
Ginkgo biloba	maiden hair tree	M		35-50 ft.	15-25 ft.	x	x			
Gleditsia triacanthos	honey locust	L		35-70 ft.	25-35 ft.	x				
Handroanthus impetiginosus (Tabebuia)	pink or lavender trumpet tree	M		25-50 ft.	25-50 ft.		x		x	

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area: Large Area	Planting Area: Medium Planting Area	Planting Area: Small Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Hymenosporum flavum	sweet shade	M		12-40 ft.	9-20 ft.		x	x	x	
Jacaranda mimosifolia	jacaranda	M		25-40 ft.	15-30 ft.	x			x	
Jubaea chilensis	Chilean wine palm	M		50-60 ft.	25 ft.		x			
Juglans c. californica	Southern California black walnut	L	●	15-30 ft.	15-30 ft.		x			
Juniperus scopulorum 'Tolleson's'	Tolleson's juniper	M		20 ft.	10 ft.		x	x		x
Koelreuteria bipinnata	Chinese flame tree	M		20-40 ft.	20-40 ft.	x	x			
Koelreuteria paniculata	golden rain tree	L		20-35 ft.	20-40 ft.	x	x		x	
Lagerstroemia indica and hybrids	crape myrtle	M		varies			x		x	
Lagerstroemia fauriei	Japanese crape myrtle	M		20-30 ft.	20-30 ft.		x		x	
Laurus nobilis 'Saratoga'	sweet bay	L		12-40 ft.	12-40 ft.	x	x			
Leptospermum laevigatum	Australian tea tree	L		10-30 ft.	10-30 ft.	x	x			
Ligustrum lucidum	glossy privet	M		20-40 ft.	20-40 ft.		x			
Lophostemon confertus	Brisbane box	M		35-40 ft.	25 ft.	x	x	x	x	
Magnolia grandiflora	southern magnolia	M		80 ft.	60 ft.	x			x	
Magnolia x soulangiana	saucer magnolia	M		25 ft.	25 ft. +		x		x	
Magnolia stellata	star magnolia	M		10 ft.	20 ft.		x	x	x	
Malus spp. (edible)	apple	M	■	varies			x			
Maytenus boaria	mayten tree	M		30-50 ft.	30-50 ft.		x		x	
Melaleuca linariifolia	flax leaf paper bark	L		20-30 ft.	20-25 ft.		x			x
Melaleuca nesophila	pink melaleuca	L		15-20 ft.	15-20 ft.		x	x		x
Melaleuca quinquinervia	cajeput tree	M		20-40 ft.	15-25 ft.	x	x			x
Nolina recurvata (Beaucarnea recurvata)	bottle palm	L		12-15 ft.	9-12 ft.		x	x		
Olea europaea	olive	L		25-30 ft.	25-30 ft.	x			x	
Parkinsonia aculeata	Mexican palo verde/ Jerusalem thorn	L		15-30 ft.	15-30 ft.		x			
Parkinsonia florida (Cercidium)	blue palo verde	VL	●	35 ft.	30 ft.	x	x			
Parkinsonia microphyllum (Cercidium)	little leaf palo verde	L	●	20 ft.	20 ft.		x			
Parkinsonia praecox (Cercidium)	palo brea tree	L		20 ft.	20 ft.		x			
Phoenix canariensis	Canary Island date palm	L		60 ft.	50 ft.	x				
Phoenix dactylifera	date palm	L		80 ft.	20-40 ft.	x	x			
Phoenix reclinata	Senegal date palm	M		20-30 ft.	20-30 ft.		x			
Phoenix roebelenii	pigmy date palm	M		6-10 ft.	6-8 ft.			x		
Pinus eldarica	afghan pine	L		30-80 ft.	15-25 ft.	x	x			x
Pinus canariensis	Canary Island pine	M		50-80 ft.	20-35 ft.	x	x			x

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Medium Planting Area	Small Planting Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Pinus coulteri	Coulter pine	L	●	30-60 ft.	25-40 ft.	x	x			x
Pinus halepensis	Aleppo pine	L		30-60 ft.	20-40 ft.	x				x
Pinus pinea	Italian stone pine	L		40-80 ft.	40-60 ft.	x				x
Pistacia chinensis	Chinese pistache	M		30-60 ft.	30-50 ft.	x	x		x	
Pittosporum undulatum	victorian box	M		30-40 ft.	30-40 ft.	x	x		x	
Platanus racemosa	California sycamore	M	●	30-80 ft.	20-50 ft.	x			x	
Platanus wrightii	Arizona sycamore	M		80 ft.	55 ft.	x				
Platanus x acerifolia	London plane	M		40-80 ft.	30-40 ft.	x			x	
Podocarpus henkelii	long leaf yellow wood	M		30-50 ft.	15-20 ft.		x			
Populus fremontii	western cottonwood	M	●	40-60 ft.	30 ft.	x			x	
Populus nigra 'Italica'	Lombardy poplar	M		40-100 ft.	15-30 ft.	x			x	
Prosopis chilensis	Chilean mesquite	L		30 ft.	30 ft.	x	x			
Prunus spp. (ornamental)	flowering plum	M	■	varies			x		x	
Punica granatum	pomegranate	L		varies			x	x	x	
Pyrus calleryana cultivars	Callery pear	M		varies			x		x	
Pyrus kawakamii	evergreen pear	M		15-30 ft.	15-30 ft.		x		x	
Quercus agrifolia	coast live oak	L	●	20-70 ft.	20-80 ft.	x			x	
Quercus douglasii	blue oak	L	●	30-50 ft.	40-70 ft.	x			x	
Quercus engelmannii	mesa oak	L	●	40-50 ft.	70-80 ft.	x			x	
Quercus ilex	holly oak	L		30-60 ft.	30-60 ft.	x	x		x	
Quercus suber	cork oak	L		30-60 ft.	30-60 ft.	x			x	
Quercus virginiana	southern live oak	M		40-80 ft.	60-100 ft.	x			x	
Rhaphiolepis 'Majestic Beauty'	majestic beauty	M		15-20 ft.	8-10 ft.		x	x		
Rhus lancea	African sumac	L		20-30 ft.	20-35 ft.		x		x	
Robinia x ambigua 'Purple Robe'	locust	L		40 ft.	30 ft.	x			x	
Sambucus spp.	elderberry	L	■	varies			x			
Sapium sebiferum	Chinese tallow tree	M		30-40 ft.	25-30 ft.		x			
Schinus molle	California pepper tree	L		25-40 ft.	25-40 ft.	x	x			x
Schinus terebinthefolius	Brazilian pepper tree	M		30 ft.	30 ft.		x			x
Sequoiadendron giganteum	giant sequoia	M	●	60-100 ft.	30-50 ft.	x				
Sophora japonica	Japanese pagoda tree	M		50-70 ft.	50-70 ft.	x				
Strelitzia nicolai	giant bird of paradise	M		30 ft.	30 ft.		x			
Syagrus romanzoffiana	queen palm	M		50 ft.	20-25 ft.		x			

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Planting Area Medium Planting Area	Planting Area Small Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Thevetia thevetioides	giant thevetia	M		12 ft.	12 ft.		x	x	x	
Tipuana tipu	tipu tree	M		20-40 ft.	30-60 ft.	x			x	
Trachycarpus fortunei	windmill palm	M		30 ft.	10 ft.		x	x		
Tristaniopsis laurina	Water gum	M		45 ft.	30 ft.	x	x			
Ulmus parvifolia	Chinese evergreen elm	M		40-60 ft.	50-70 ft.	x			x	
Umbellularia californica	California bay	M	●	20-25 ft.	20-25 ft.	x				
Vachellia farnesiana (Acacia farnesiana)	sweet acacia	VL		20 ft.	15-25 ft.		x			
Vitex agnus-castus	chaste tree	M		25 ft.	25 ft.		x			
Washingtonia filifera	California fan palm	L		60 ft.	20 ft.		x	x		
Washingtonia robusta	Mexican fan palm	L		100 ft.	10 ft.		x	x		
Zelkova serrata	saw leaf zelkova	M		60 ft.	60 ft.	x			x	
SHRUBS										
Abelia x grandiflora	glossy abelia	M		8 ft.	5 ft.		x		x	
Achillea millefolium & hybrids	common yarrow	L	■	2-3 ft.	2-3 ft.		x	x	x	
Aeonium spp.	Canary Island rose	L		varies			x		x	
Agapanthus africanus	lily-of-the-Nile	M		1-2 ft.	2-3 ft.		x	x	x	
Agapanthus orientalis	lily-of-the-Nile	M		3-5 ft.	2-3 ft.		x	x	x	
Agave spp.	agave	L		varies		x	x		x	
Aloe spp.	aloe	L	■	varies		x	x		x	
Alyogyne huegelii	blue hibiscus	L		5-8 ft.	5-8 ft.		x		x	
Anigozanthos flavidus & hybrids	kangaroo paw	L		varies			x		x	
Anisacanthus spp.	desert honeysuckle	L		4 ft.	4 ft.		x			
Anisodontea scabrosa	false mallow	M		4-6 ft.	4-6 ft.		x			
Anisodontea X hypomadarum	South African mallow	M		4 ft.	4 ft.		x			
Arbutus unedo 'Compacta'	compact strawberry tree	L		6-10 ft.	5-6 ft.	x	x			
Arctostaphylos spp.	manzanita	L	■	varies		x	x			x
Asparagus densiflorus 'Myers'	Myers asparagus	M		2 ft.	3-4 ft.		x			
Asparagus densiflorus 'Sprengeri'	Sprenger asapragus	M		2-3 ft.	3-6 ft.		x			
Aspidistra elatior	cast iron plant	M		2 ft.	2-3 ft.		x	x		
Atriplex spp.	saltbush	VL	■	varies			x		x	x
Baccharis 'Centennial'	bentennial baccharis	L	●	3 ft.	4-5 ft.	x	x			x
Baileya multiradiata	desert marigold	L	●	1-1 1/2 ft.	1-2 ft.		x	x	x	

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low, VL)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Medium Planting Area	Small	*Allowed in High Fire Areas	Avoid in High Fire Areas
Bambusa spp.	clumping bamboo			varies		x	x			
Berberis spp.	barberry	L/M per species	■	varies		x	x			
Bougainvillea spp.	bougainvillea	L		3-6 ft.	3-6 ft.	x	x			x
Bouteloua curtipendula	sideoats gramma	L	●	1-2 ft.	2 ft.		x	x		
Bouteloua gracilis	blue gramma	L	●	1 1/2-2 ft.	1 ft.		x	x		
Buddleia marrubiifolia	wooly butterfly bush	L		5 ft.	5 ft.	x	x			
Bulbine frutescens	stalked bulbine	L		1 ft.	2-3 ft.			x	x	
Buxus microphylla japonica	Japanese boxwood	M		4-6 ft.	4-6 ft.		x		x	
Caesalpinea gilliesii	desert bird of paradise	L		10 ft.	8 ft.	x	x			
Caesalpinea mexicana	Mexican bird of paradise	L		10-12 ft.	6-8 ft.	x	x			
Caesalpinea pulcherrima	dwarf poinciana	M		10 ft.	10 ft.	x	x			
Calamagrostis spp.	feather reed	M	■	2-3 ft.	2-3 ft.		x	x		
Calliandra californica	Baja fairy duster	L	●	5 ft.	5-6 ft.		x			
Calliandra eriophylla	fairy duster	VL	●	3 ft.	4-5 ft.		x			
Calliandra haematocephala	pink powder puff	M		10 ft.	10 ft.	x				
Calliandra tweedii	Trinidad flame bush	M		6-8 ft. +	6-8 ft. +	x				
Callistemon citrinus	bottle brush	L		10-15 ft.	10-15 ft.	x				
Callistemon 'Better John'	dwarf bottle brush	L		3 ft.	3 ft.		x	x		
Camellia sasanqua	sasanqua camellia	M		varies		x	x			
Campanula spp.	bell flower	M		varies						
Carex buchanani	leatherleaf sedge	M		3 ft.	2 1/2 ft.		x	x		
Carex conica	snowline sedge	M		2 ft.	2 ft.		x	x		
Carex elata 'Aurea'	Bowles golden sedge	M		2 1/2 ft.	1 1/2 ft.		x	x		
Carex flagallifera	New Zealand sedge	M		3 ft.	2-2 1/2 ft.		x	x		
Carex morrowii expallida	Japanese sedge	M		1 ft.	1 1/2 ft.		x	x		
Carex pansa	California meadow sedge	M	●	6-8 in.	1 ft.			x		
Carex tumulicola	Berkeley sedge	L	●	6-8 in.	1 ft.			x		
Carissa spp.	Natal plum	M		2-4 ft.	3-6 ft.		x		x	x
Carpenteria californica	bush anemone	M	●	4-6 ft.	4-6 ft.	x	x			
Ceanothus spp.	California lilac	L	■	3-15 ft.	3-15 ft.	x	x			x
Centaurea cineraria	dusty miller (cineraria)	M		1 ft.	1 ft.			x		
Choisya ternata	Mexican orange	M		6-8 ft.	6-8 ft.	x	x			
Cistus spp.	rockrose	L		3-6 ft.	3-6 ft.	x	x		x	

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Medium Planting Area	Small Planting Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Clivia miniata	Kaffir lily	M		2 ft.	2 ft.			x		
Cocculus laurifolius	laurel leaf cocculus	M		25 ft.	25 ft.	x				
Convolvulus cneorum	bush morning glory	L		2-4 ft.	2-4 ft.		x			
Coprosma x kirkii	creeping coprosma	M		1-3 ft.	4-6 ft.	x	x		x	
Coprosma repens	mirror plant	M		10 ft.	6 ft.	x	x		x	
Cordyline stricta	palm lily	M		15 ft.	6 ft.	x				
Cotoneaster congestus	Pyrenees cotoneaster	M		3 ft.	3 ft.		x	x		
Cotoneaster glaucophyllus	bright bead cotoneaster	M		5 ft.	5 ft.	x	x			
Cotoneaster parneyi	Parney cotoneaster	M		8 ft.	10 ft.	x				
Cotoneaster salicifolius	willowleaf cotoneaster	M		15-18 ft.	15-18 ft.	x				
Crassula spp.	crassula	L		1-4 ft.	1-4 ft.		x		x	
Cuphea spp.	cuphea	M		1-3 ft.	1-3 ft.		x	x		
Cycas revoluta	sago palm	M		2-3 ft. +	4-6 ft.		x			
Dalea bicolor	dalea (bicolor)	L		8 ft.	5-6 ft.	x				
Dasylirion spp.	desert spoon	L		3-5 ft.	4-5 ft.	x	x			
Dendromecon harfordii	island bush poppy	L	●	8-20 ft.	8-20 ft.	x				
Dendromecon rigida	bush poppy	L	●	4-8 ft.	4-6 ft.	x				
Deschampsia caespitosa	tufted hairgrass	L	●	1-2 ft.	2 ft.		x	x		
Dianella revoluta cultivars	flax lily	L		varies	varies	x	x		x	
Dianella tasmanica	Tasmin flax lily	M		3-4 ft.	1-2 ft.		x	x	x	
Dianthus spp.	pink/carnation	M		1-1 1/2 ft.	1-1 1/2 ft.		x		x	
Dietes bicolor	fortnight lily	M		2-3 ft.	3 ft.		x	x	x	
Dietes iridioides	fortnight lily	M		3-4 ft.	3-4 ft.		x		x	
Dodonaea viscosa 'Purpurea'	purple hopseed bush	M		10-15 ft.	10-15 ft.	x				x
Dudleya spp.	dudleya, live forever	L	●	1 1/2 ft.	1-2 ft.			x	x	
Echeveria spp.	hens and chickens	L		3-6 in.	1 1/2 ft.			x	x	
Echinocactus spp.	barrel cactus	L	■	4 ft.	2 1/2 ft.		x	x		
Echinopsis spp.	torch cactus	L		4-12 in.	varies		x			
Echium candicans	pride of Madeira	L		5-6 ft.	6-10 ft.	x				
Elaeagnus pungens	silverberry	L		10-15 ft.	10-15 ft.	x			x	
Elymus magellanicus	Magellan wheatgrass	M		1 1/2 ft.	1 1/2 ft.			x		
Encelia californica	California encelia	L	●	3 ft.	4 ft.		x		x	
Encelia farinosa	brittle bush	L	●	3 ft.	4 ft.		x		x	

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Planting Area Medium Planting Area	Planting Area Small	*Allowed in High Fire Areas	Avoid in High Fire Areas
Epilobium californica 'Everett's Choice'	Everett's choice California fuschia	L	●	2-4 in.	3-5 ft.					
Epilobium californica varieties (Zauschneria)	California fuschia	L	●	varies			x			
Eriogonum fasciculatum	California buckwheat	L	●	1-3 ft.	4 ft.		x			x
Escallonia 'Compakta'	compact escallonia	M		3 ft.	3 ft.		x			
Escallonia 'Frades'	Frades escallonia	M		5-6 ft.	5-6 ft.	x	x			
Euryops pectinatus	shrub daisy	L		3-6 ft.	3-6 ft.		x			
Feijoa sellowiana	pineapple guava	M		10-25 ft.	10-25 ft.	x			x	
Felicia amelloides	blue marguerite	M		1 1/2 ft.	4-5 ft.		x		x	
Ferocactus spp.	barrel cactus	L	■	8-9 ft.	3 ft.	x	x			
Festuca californica	California fescue	M	●	2-3 ft.	1-2 ft.		x	x		
Festuca glauca	blue fescue	M		1 ft.	10 in.			x		
Fouquieria splendens	ocotillo	L	●	8-25 ft.	5-10 ft.	x				
Frangula californicus (Rhamnus)	coffeeberry	L	●	15 ft.	8 ft.	x			x	
Fremontodendron spp.	flannel bush	L	●	20 ft.	12 ft.	x				x
Gaillardia x grandiflora	blanket flower	M		2-4 ft.	1 1/2 ft.		x	x		
Galvesia speciosa	island bush snapdragon	L	●	3 ft.	5 ft.		x			
Gardenia spp.	gardenia	M		varies			x			
Garrya elliptica	coast silktassel	M	●	10-20 ft.	10-20 ft.	x				
Geranium 'Johnson's Blue'	Johnson's blue geranium	M		1 1/2-2 ft.	2 ft.			x		
Geranium sanguineum	bloody cranesbill	M		8-18 in.	2 1/2 ft.			x		
Grevillea 'Noellii'	Noel's grevillea	L		4 ft.	4-5 ft.	x	x			
Grewia occidentalis	lavender star flower	M		6-10 ft.	6-10 ft.	x				
Helictotrichon sempervirens	blue oat grass	M		2-3 ft.	2-3 ft.		x	x		
Hemerocallis spp.	day lily	M		varies			x		x	
Hesperaloe parviflora	red/ yellow yucca	L		3-4 ft.	3-4 ft.		x			
Heteromeles arbutifolia	toyon	L	●	6-10 ft.	6-10 ft.	x				
Heuchera maxima	island alum root	M	●	1-2 ft.	3-4 ft.		x		x	
Heuchera sanguinea	coral bells	M		1-2 ft.	1-2 ft.			x	x	
Hibiscus rosa-sinensis	Chinese hibiscus	M		8-15 ft.	5-8 ft.	x	x			
Ilex cornuta and varieties	Chinese holly	M		varies		x	x			
Ilex vomitoria and varieties	yaupon	L		varies			x			
Imperata cylindrica 'Rubra'	Japanese blood grass	M		1-2 ft.	1 ft.			x		
Iris douglasiana	Douglas iris	M	●	1 1/2-2 ft.	1-1 1/2 ft.			x	x	

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low, VL - Very Low, - Unknown)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area: Large Area	Planting Area: Medium Planting Area	Planting Area: Small Planting Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Iris spp.	bearded iris	M	■	varies			x		x	
Juncus effusus	soft rush	M	●	2 1/2 ft.	2 1/2 ft.		x	x		
Juncus patens	California gray rush	M	●	2 ft.	2 ft.		x	x		
Juniperus spp.	juniper	L	■	varies		x	x			x
Justicia brandegeana	shrimp plant	M		3-4 ft.	3-4 ft.		x			
Justicia californica	chuparosa	L	●	6 ft.	6 ft.	x	x			
Kalanchoe spp.	kalanchoe, garden varieties	L		1-2 ft.	1-2 ft.		x	x	x	
Kniphofia uvaria and hybrids	red hot poker	L		varies			x		x	
Lantana camara	bush lantana	L		6 ft.	6 ft.	x	x			
Lantana montevidensis and hybrids	trailing lantana	L		varies			x		x	
Laurus nobilis	sweet bay	L		12-40 ft.	12-40 ft.	x				
Lavandula spp.	lavender	L		2-4 ft.	2-6 ft.		x			
Lavatera assurgentiflora	tree mallow	L	●	12 ft.	12 ft.	x				
Lavatera maritima	California tree mallow	M		8 ft.	4 ft.	x				
Leonotis leonurus	lion's tail	L		6 ft.	6 ft.	x				
Leptospermum scoparium	New Zealand tea tree (shrub varieties)	M		4-12 ft.	4-8 ft.	x				
Leucophyllum frutescens 'Compacta'	compact Texas ranger	L		5 ft.	5 ft.	x	x			
Leymus 'Canyon Prince'	canyon prince rye	M		4 ft.	3 ft.		x	x		
Ligustrum japonicum and varieties	Japanese privet	M		varies		x				
Limonium vulgare	Mediterranean sea lavender	L		1-2 ft.	1-2 ft.		x	x	x	
Liriope muscari varieties	lilyturf	M		1-1 1/2 ft.	1-2 ft.			x	x	
Lobelia laxiflora	Mexican bush lobelia	VL		3 ft.	6 ft.	x	x			
Loropetalum chinense	fringe flower	-		6-10 ft.	6-10 ft.	x				
Mahonia aquifolium	Oregon grape	M		6 ft.	5 ft.	x	x			x
Mahonia 'Golden Abundance'	golden abundance mahonia	M		6 ft.	5 ft.	x				x
Mahonia nervosa	longleaf mahonia	M		2-3 ft.	3 ft.	x	x	x		x
Mahonia nevinii	Nevin mahonia	L		6 ft.	6 ft.	x				x
Melaleuca armillaris	bracelet honey-myrtle	M		12-15 ft.	15-30 ft.	x				
Mimulus aurantiacus	sticky monkey flower	L	●	4 1/2 ft.	4 1/2 ft.		x			x
Miscanthus sinensis varieties	eulalia grass	M		varies			x			x
Molinia caerulea	Moor grass	-		varies			x			
Muhlenbergia capillaris	hairy awn muhly	-		3 ft. +	6 ft.	x	x			x
Muhlenbergia rigens	deer grass	M	●	4 ft. +	4 ft.	x	x			x

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low, VL - Very Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large	Planting Area Medium	Planting Area Small	*Allowed in High Fire Areas	Avoid in High Fire Areas
Myrsine africana	African boxwood	M		8 ft.	6 ft.	x	x		x	
Myrtus communis	true myrtle	M		5-6 ft.	4-5 ft.	x	x			
Nandina domestica	heavenly bamboo	M		varies			x		x	
Nandina spp.	compact, upright heavenly bamboo	M		4-6 ft.	3 ft.		x	x	x	
Nandina spp.	low growing heavenly bamboo	M		1-3 ft.	1-3 ft.		x	x	x	
Nephrolepis exaltata 'Bostoniensis'	Boston fern	M		3 ft.	4 ft.		x			
Nerium oleander	oleander	L		20 ft.	12 ft.	x				x
Nolina microcarpa	bear grass	VL	■	3 ft.	6 ft.	x	x			
Ophiopogon japonicus	mondo grass	M		6-8 in.	6-8 in.					
Opuntia macrocentra	prickly pear cactus	L		4 ft.	6 ft.		x		x	
Opuntia microdasys	bunny ears	L		2-3 ft.	4-5 ft.		x		x	
Osmanthus fragrens	sweet olive	M		10 ft.	6-8 ft.	x				
Pennisetum spp.	fountain grass (no self sowing selections)	-		varies			x			x
Penstemon hybrids	border penstemon	M	■	2-4 ft.	3 ft.		x	x	x	
Penstemon heterophyllus varieties	penstemon	-	●	1 1/2-2 ft.	2-3 ft.		x	x	x	
Phlomis fruticosa	Jerusalem sage	L		4 ft.	4 ft.		x			
Phormium hybrids	flax	M		varies		x	x			
Photinia x fraseri	Fraser photinia	M		15 ft.	15 ft.	x			x	
Pittosporum crassifolium	evergreen pittosporum	M		25 ft.	20 ft.	x			x	
Pittosporum tobira	mock orange	M		15 ft.	15 ft.	x			x	
Pittosporum tobira 'Wheelers Dwarf'	dwarf pittosporum	M		2-3 ft.	4-5 ft.		x		x	
Plumbago auriculata 'Monott'	royal cape plumbago	M		5 ft.	6-8 ft.	x	x		x	
Podocarpus macrophyllus maki	shrubby yew pine	M		8-15 ft.	2-4 ft.	x			x	
Prunus caroliniana	Carolina laurel cherry, compact varieties	M		10 ft.	8 ft.	x			x	
Prunus ilicifolia	holly leaf cherry	VL	●	10-25 ft.	10-25 ft.	x			x	
Prunus lyonii	Catalina cherry	L	●	15-20 ft.	15-20 ft.	x				
Punica granatum 'Nana'	dwarf pomegranate	M		3 ft.	6 ft.		x		x	
Pyracantha spp.	firethorn	M		4-10 ft.	4-10 ft.	x			x	
Rhaphiolepis spp.	Indian hawthorne	M		5 ft.	6 ft.	x	x		x	
Rhapis excelsa	lady palm	M		5-12 ft.	5-12 ft.	x				
Rhus integrifolia	lemonade berry	L		10 ft.	10 ft.	x			x	
Rhus laurina	laurel sumac		●	15 ft.	15 ft.	x				x
Rhus ovata	sugar bush	L	●	10 ft.	10 ft.	x				

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low, VL)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Planting Area Medium Planting Area	Planting Area Small Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Ribes aureum	golden currant	L	●	6 ft.	6 ft.	x	x			
Romneya coulteri	Matilija poppy	L	●	6-8 ft.	6-8 ft.	x	x			
Rosa californica	California wild rose	L	●	3-9 ft.	3-9 ft.		x			
Rosa, bush hybrids	rose	M		varies			x			
Rosa rugosa	Ramana's rose	-		3-6 ft.	3-6 ft.		x			
Rosmarinus officinalis	rosemary, upright varieties	L		5-7 ft.	2-5 ft.		x			x
Rudbeckia hirta and varieties	Gloriosa daisy	M		1-4 ft.	1 1/2 ft.		x	x		
Salvia spp.	sage	L	■	varies		x	x			x
Salvia 'Dara's Choice'	Sonoma sage	L	●	2-3 ft.	3-6 ft.		x			x
Salvia 'Mrs. Beard'	Mrs. Beard sage	-	●	2-4 ft.	4-6 ft.		x			x
Salvia clevelandii & hybrids	Cleveland/Alan Chickering etc.	L	●	5 ft.	8 ft.	x	x			x
Salvia greggii & hybrids	autumn sage	L		4 ft.	4 ft.		x			x
Salvia mexicana	Mexican sage	-		10 ft. +	3-5 ft.	x				x
Salvia sonomensis	creeping/Sonoma sage	-	●	1 ft.	3-4 ft.		x			x
Salvia spathacea	hummingbird/pitcher sage	-	●	1-2 ft.	3-4 ft.		x			x
Sambucus spp.	elderberry	L	■	30 ft.	20 ft.	x				
Santolina spp.	lavender cotton	L		2 ft.	3 ft.		x	x		
Senecio cineraria	dusty miller	L		2-3 ft.	2-3 ft.		x	x	x	
Senna artemesioides (Cassia artemesioides)	feathery cassia/senna	L		5 ft.	5 ft.		x			
Senna spectabilis (Cassia excelsa)	senna/cassia (spectabilis/excelsa)	L		6 ft.	6 ft.	x				
Sesleria autumnalis	autumn moor grass	-		8-18 in.	8-18 in.		x	x		
Sesleria caerulea	blue moor grass	-		6-8 in.	6-8 in.		x	x		
Simmondsia chinensis	jojoba	VL	●	6 ft.	6 ft.	x				
Stachys byzantina	lamb's ears	M		1 1/2 ft.	2 ft.		x	x		
Stipa pulchra	purple feather grass	L	●	3 ft.	2 ft.		x	x		x
Strelitzia reginae	bird of paradise	M		5-6 ft.	5-6 ft.		x			
Syzygium paniculatum varieties	Australian brush cherry	M		varies		x			x	
Teucrium cossonii majoricum	Majorcan germander	L		8 in.	1 1/2 ft.			x		
Teucrium fruticans	bush germander	L		4-8 ft.	4-8 ft.	x				
Thevetia peruviana	yellow oleander	M		8 ft. +	8 ft. +	x				
Thuja occidentalis varieties	American arborvitae, garden selections	M		varies		x				x
Trichostema lanatum	woolly/mountain blue curls	L	●	3-5 ft.	4-8 ft.		x			
Tulbaghia violacea	society garlic	M		10-24 in.	1-2 1/2 ft.		x	x	x	

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area: Large Area	Planting Area: Medium Planting Area	Planting Area: Small Planting Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Verbena stricta	hoary vervian	M		3 ft.	1 1/2 ft.		x	x		
Viburnum japonicum	Japanese viburnum	M		15 ft.	12 ft.	x				
Viburnum tinus and varieties	laurustinus	M		varies		x				
Westringia 'Morning Light'	morning light westringia	L		3 ft.	3 ft.	x	x	x		
Westringia fruiticosa	coast rosemary	L		3-6 ft.	5-8 ft.	x	x			
Woodwardia fimbriata	giant chain fern	M	●	4-5 ft.	3 ft.		x			
Xylosma congestum	shiny xylosma	M		10 ft.	10 ft.	x				
Yucca spp.	yucca	L	■	varies		x	x		x	
Zephryranthes spp.	zephyr flower	M		6-15 in.	1 ft.		x	x		
GROUND COVERS										
Abelia x grandiflora 'Prostrata'	prostrate glossy abelia	M		1 1/2-2 ft.	4-5 ft.		x			
Acacia redolens	prostrate acacia, low-growing forms	L		2 ft.	12 ft.	x				x
Achillea tomentosa	woolly yarrow	L		6-10 in.	1 1/2 ft.			x		
Arctostaphylos cultivars	manzanita, ground cover cultivars	L	■	varies			x			
Arctotheca calendula	cape weed	M		6-12 in.	1 1/2-2 ft.		x	x		
Armeria maritima	sea pink	M	●	6-10 in.	1 ft.		x	x		
Artemisia caucasica	silver spreader	L	●	3-6 in.	2 ft.		x	x		x
Baccharis pilularis cvs.	dwarf coyote brush	L	●	8-24 in.	6 ft.	x	x			x
Bougainvillea spp.	bougainvillea	L		1 1/2-4 ft.	6-30 ft.	x				x
Campanula portenschlagiana	Dalmatian bellflower	M		4-6 in.	2 ft.		x	x		
Campanula poscharskyana	Serbian bellflower	M		8 in.	2 ft.		x	x		
Carissa macrocarpa	Natal plum, speading varieties	M		1-2 ft.	4 ft.		x			x
Ceanothus gloriosus 'Point Reyes'	Point Reyes	L	■	1-2 1/2 ft.	15 ft.	x	x			
Cerastium tomentosum	snow in summer	M		6-8 in.	2-3 ft.		x	x		
Convolvulus sabatius	ground morning glory	L		1-2 ft.	3 ft.		x	x		
Coprosma petriei 'Verde vista'	verde vista coprosma	M		1-3 ft.	4-6 ft.		x			
Coreopsis auriculata 'Nana'	dwarf coreopsis	L		5-6 in.	2 ft.		x	x		
Cotoneaster spp. (ground covers)	cotoneaster	M		1-3 ft.	6-15 ft.	x	x			
Dalea capitata	dalea (capitata)	-		8 in.	3 ft.		x	x		
Dalea greggii	trailing indigo bush	L		1 1/2 ft.	6 ft.	x	x			
Drosanthemum floribundum	rosea ice plant	L		6 in.	5 ft.		x			x
Dymondia margaretae	dymondia	L		2-3 in.	20 in.		x	x		

APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (H - High, M - Moderate, L - Low)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Medium Planting Area	Small Planting Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
Erigeron karvinskianus	fleabane	M		10-20 in.	3 ft.		x	x		
Euonymus fortunei	euonymum, prostrate forms	M		1/2-2 ft.	varies		x			
Fragaria spp.	strawberry	M	■	4-8 in.	1-1 1/2 ft.			x		
Gazania hybrids	gazania	M		6-10 in.	3-4 ft.					
Graptopetalum spp.	graptopetalum	L		7 in.	1 ft.			x		
Helianthemum nummularium	sunrose	-		6-8 in.	3 ft.					
Hypericum calycinum	Aaron's beard	M		1 ft.	3-4 ft.		x			
Iberis sempervirens	evergreen candy tuft	M		8-12 in.	8-12 in.			x		
Iva hayesiana	poverty weed	L	●	1 ft.	3 ft.		x			
Lampranthus spp.	trailing ice plant	L		1 ft.	1 1/2-2 ft.			x		x
Lantana montevidensis	trailing lantana	L		2 ft.	3-6 ft.		x			
Lonicera japonica 'Halliana'	Hall's honeysuckle	L		2 ft. +	15-30 ft.	x				x
Mahonia repens	creeping mahonia	M		1 ft.	3 ft.		x			x
Myoporum parvifolium & cvs.	myoporum	L		3-6 in.	9 ft.	x	x		x	
Myoporum 'Pacificum'	pacifica saltbush	M		2 ft.	30 ft.	x			x	
Osteospermum spp.	African daisy	L		6-12 in.	2-4 ft.		x	x	x	
Pelargonium peltatum	ivy geranium	M		1 ft.	5 ft.		x		x	
Rosemarinus 'Prostratus'	trailing rosemary	L		2 ft.	8 ft.	x	x			
Scaevola 'Mauve Clusters'	fan flower	M		4-6 in.	3-5 ft.		x			
Sedum spp.	stone crop	L	■	varies			x		x	
Senecio mandraliscae	kleinia	M		1-1 1/2 ft.	2 ft.		x	x	x	
Teucrium x lucidrys	germander	L		1 ft.	2 ft.			x		
Teucrium cossonii majoricum	Majorcan germander	L		9 in.	2 1/2 ft.			x		
Trachelospermum asiaticum	Asian star jasmine	M		18 in.	5 ft.		x			
Trachelospermum jasminoides	star jasmine	M		2 ft.	10 ft.	x	x			
Verbena gooddingii	Goodding verbena	L	●	1 1/2-2 ft.	3-4 ft.		x			
Verbena lilacina	lilac verbena	L	●	1 ft.	3 ft.		x			
Verbena peruviana	Peruvian verbena	L		18 in.	3 ft.		x			
Verbena rigida	vervian	M		1-2 ft.	3-4 ft.		x		x	
Vinca minor	periwinkle	M		4-6 in.	1 1/2 ft.		x	x	x	
Zinnia grandiflora	prairie zinnia	M		1 ft.	1 1/2 ft.			x		

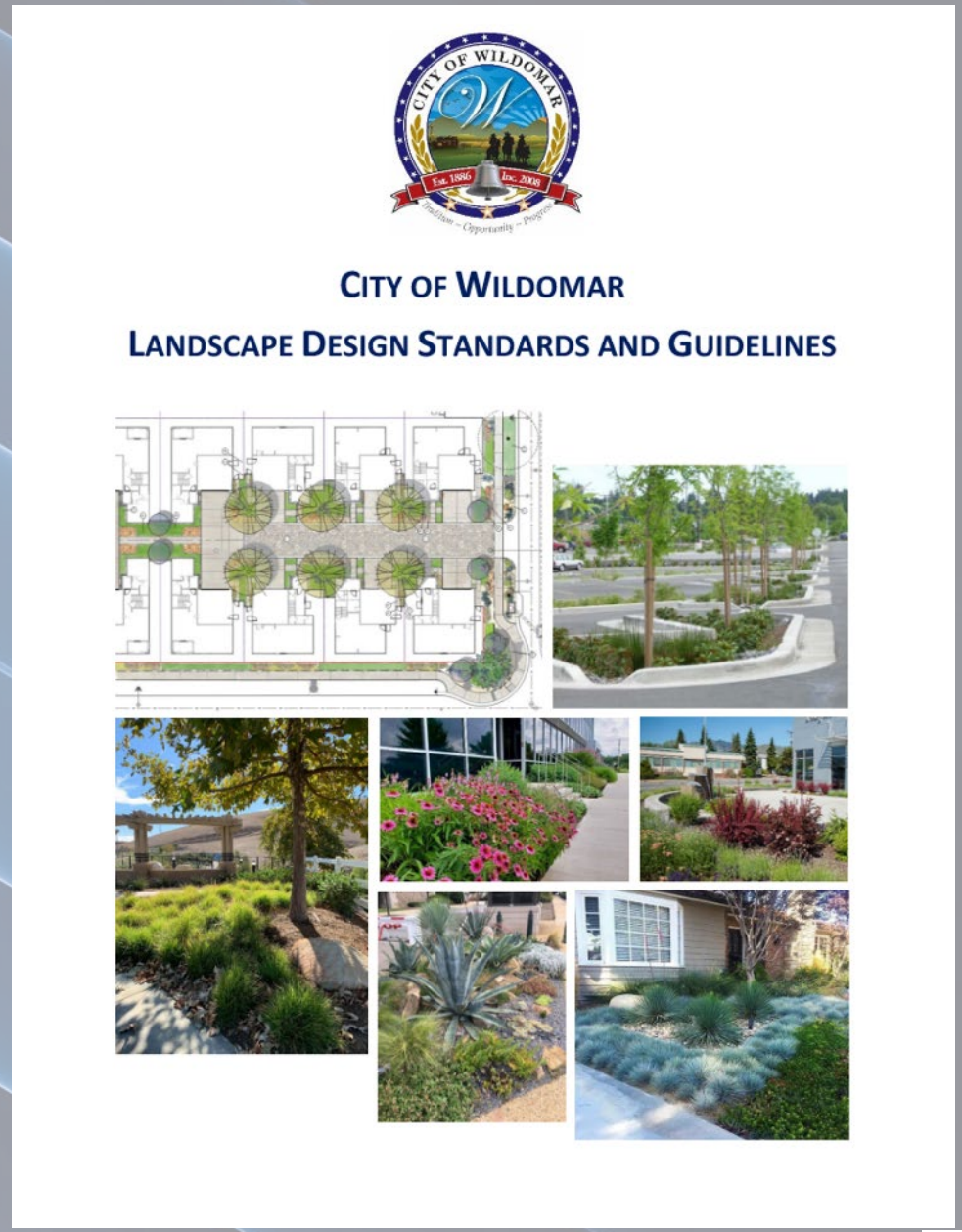
APPENDIX 10.5 CLIMATE-APPROPRIATE PLANTS

Botanical Name	Common Name	Estimated Plant Water Use Classification (L - Low, M - Moderate, H - High)	Native Species (● all species, ■ select species)	Mature Height	Mature Width	Planting Area Large Area	Planting Area Medium Planting Area	Planting Area Small Area	*Allowed in High Fire Areas	Avoid in High Fire Areas
VINES										
Bignonia capreolata	cross vine	-		40-60 ft.		x				
Bougainvillea spp.	bougainvillea	L		15-30 ft.		x				x
Campsis spp.	trumpet creeper	M		40 ft.		x				
Cissus incisa	Texas grape ivy	M		30-50 ft.		x				
Cissus rhombifolia	grape ivy	M		20 ft.		x	x			
Clytostoma callistigioides	violet trumpet vine	M		15-25 ft.					x	
Distictis buccinatoria	blood red trumpet vine	M		20-30 ft.		x	x		x	
Ficus pumila	creeping fig	M		40-60 ft.		x	x			
Gelsemium sempervirens	Carolina jessamine	M		20 ft.			x			
Hardenbergia violacea	lilac vine	M		10 ft.			x		x	
Hedera helix	English ivy	M		20 ft.			x			x
Jasminum polyanthum	pink jasmine	M		20 ft.			x			
Lonicera japonica	Japanese honeysuckle	L		30 ft.		x	x			x
Lonicera sempervirens	trumpet honeysuckle	M		10-20 ft.			x			x
Macfadyena unguis-cati	cat's claw	L		25-40 ft.		x	x			
Pandorea jasminoides	bower vine	M		20-30 ft.		x	x		x	
Parthenocissus quinquefolia	Virginia creeper	M		20 ft.			x		x	
Parthenocissus tricuspidata	Boston ivy	M		20 ft.			x		x	
Passiflora spp.	passion vine	M		20-30 ft.			x		x	
Rosa banksiae	Lady Banks rose	M		20 ft.		x	x		x	
Rosa spp	climbing roses	M		varies		x	x		x	
Vigna caracalla	snail vine	M		10-20 ft.			x			
Vitis californica	California wild grape	L	●	30 ft.		x			x	
Vitis girdiana	desert grape	L	●	30 ft.		x			x	
Wisteria spp.	wisteria	M		15-30 ft.		x			x	

CITY OF WILDOMAR

Landscape Design Standards

2025 Update



CITY OF WILDOMAR

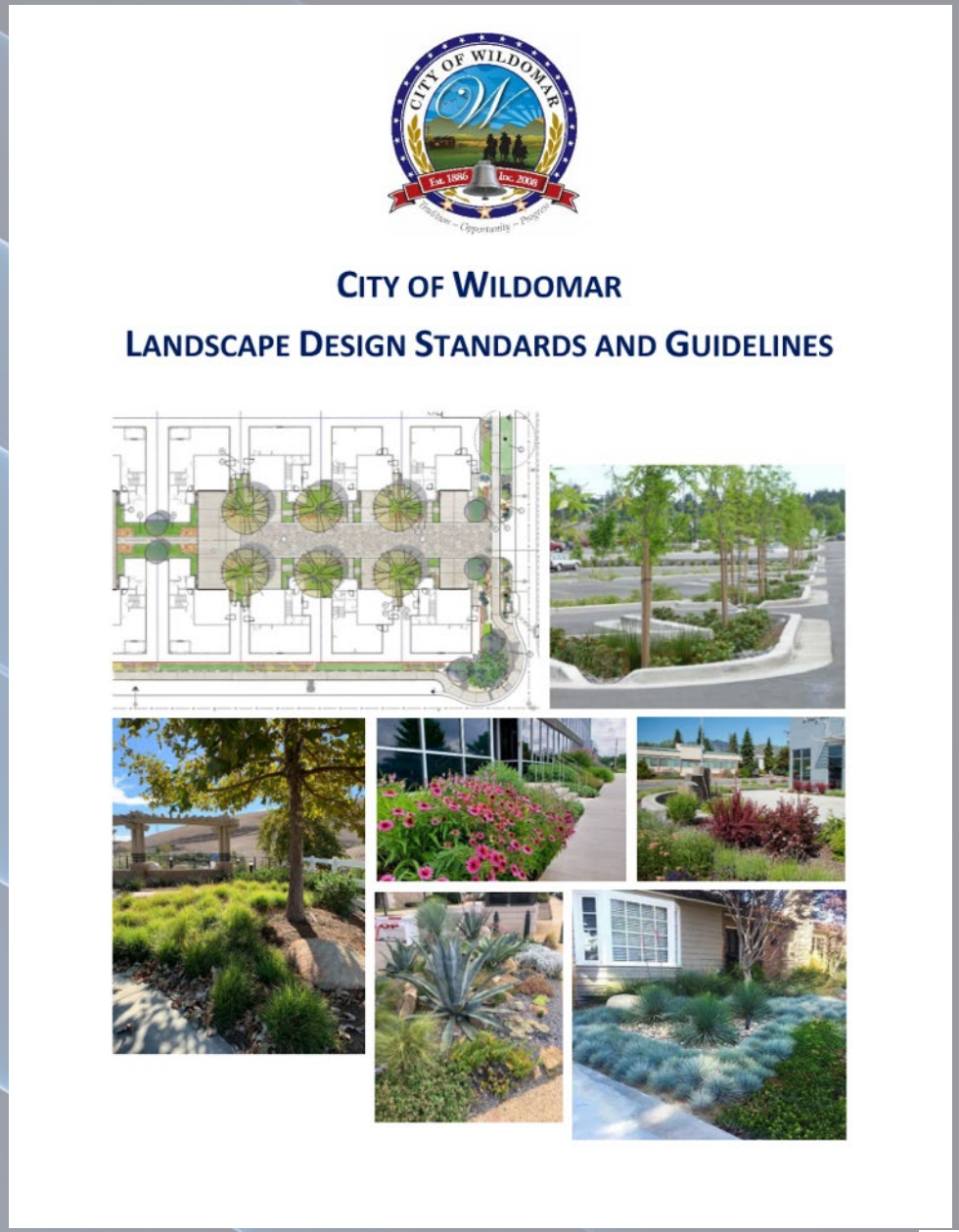
Landscape Design Standards And Guidelines
2025 Update

Brief History:

- *Architerra worked with the City to develop the original guidelines - adopted in **June 2022***
- *Well-received to date – provides applicants, qualified landscape professionals, and residents – with information needed to aid them in creating water efficient and visually enhanced landscape*

Why is an Update needed?

- *Periodic updates needed to keep standards current with local and state policies, as well as emerging issues*
- *Original guideline did not comprehensively address Fuel Modification*
- *Recent fire incidents and the fact that Wildomar includes large swaths of designated "High Fire" zones indicated **an urgent need to develop the City's first comprehensive Fuel Modification Guideline***



CITY OF WILDOMAR

Landscape Design Standards And Guidelines

2025 Update

What does this Update include:

- *Fuel Modification Landscape Standards*
- *Objective Design Standards*
- *Accessibility and User-friendliness - Internal Hyperlinks for Navigation*
- *Climate Appropriate Plant List – updates related to Fuel Modification*
- *Plan Review Checklists – updates related to Fuel Modification*

CITY OF WILDOMAR

Landscape Design Standards And Guidelines
2025 Update

Fuel Modification Standards

The Goal:

- *Develop Fuel Modification Landscape Standards for the City that align with recent state and local fire code updates and align with state Vegetaion Management requirements specifically*
- *Develop Standards that can serve as a tool for both the Planning Department and Wildomar Fire Department*
- *Develop Standards that ensure landscapes in High Fire Zones appear well-planted and aesthetically pleasing, while respecting the limitations on density and distribution of plants and trees for safety*

CITY OF WILDOMAR

Landscape Design Standards And Guidelines

2025 Update

Fuel Modification Standards

The Process:

- *Architerra worked synergistically with Planning Staff and Wildomar Fire Marshals David Young and Paul Leach, meeting over several months*
- *Evaluated together several existing local Fuel Modification guidelines including City of Murrieta and Orange County*
- *Existing local guidelines served as the base for Wildomar's guideline and then were tailored and enhanced with specific feedback and city-specific information from Planning, Fire, and Architerra*
- *Finished result is a comprehensive document that Planning and Fire Departments can provide to residents, developers, and designing landscape professionals to help them through the process of developing safe and enhanced landscapes in High Fire Zones*

CITY OF WILDOMAR

Landscape Design Standards And Guidelines

2025 Update

Fuel Modification Standards

What is Included?

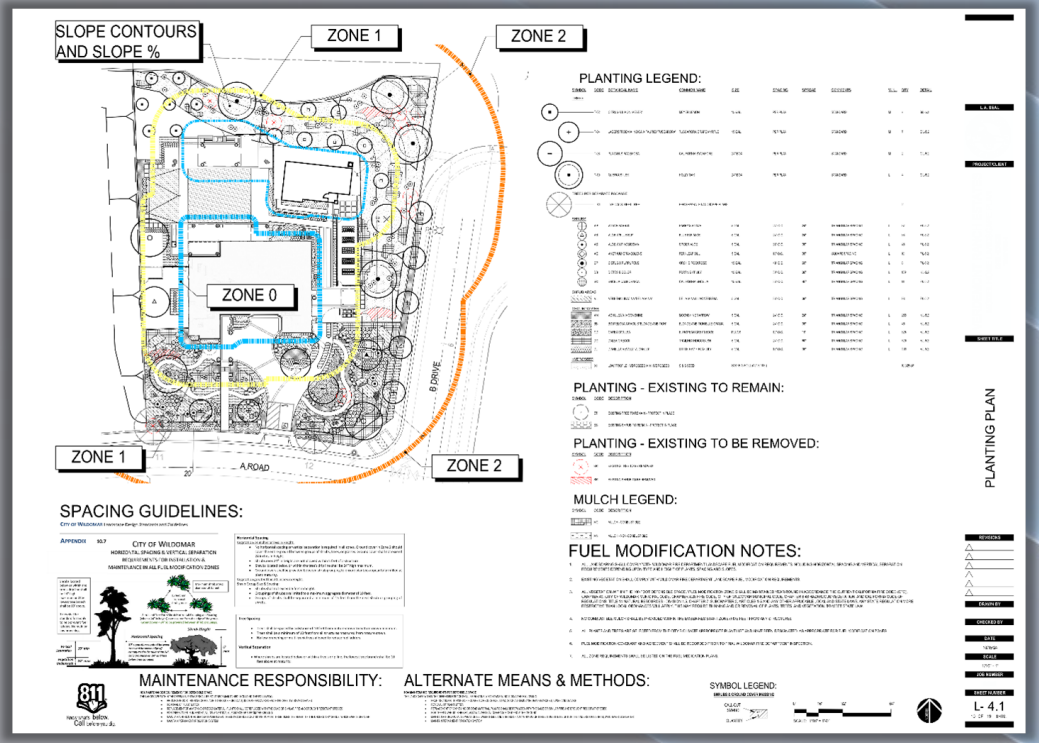
- *Standards for both Residential and Commercial Developments*
- *Requirements at all stages & for Conceptual and Precise Fuel Modification Plans*
- *Zone-specific requirements based on distances from structures*
- *Diagram and sample plan depicting fuel modification zones*
- *Horizontal & Vertical Spacing diagram – illustrating the distribution of trees and plants*
- *Undesirable Plant List – identifying prohibited plants for high fire zones*
- *Climate Appropriate Plant List – updates related to fuel modification*
- *Plan Review Checklists – updates related to fuel modification*

CITY OF WILDOMAR

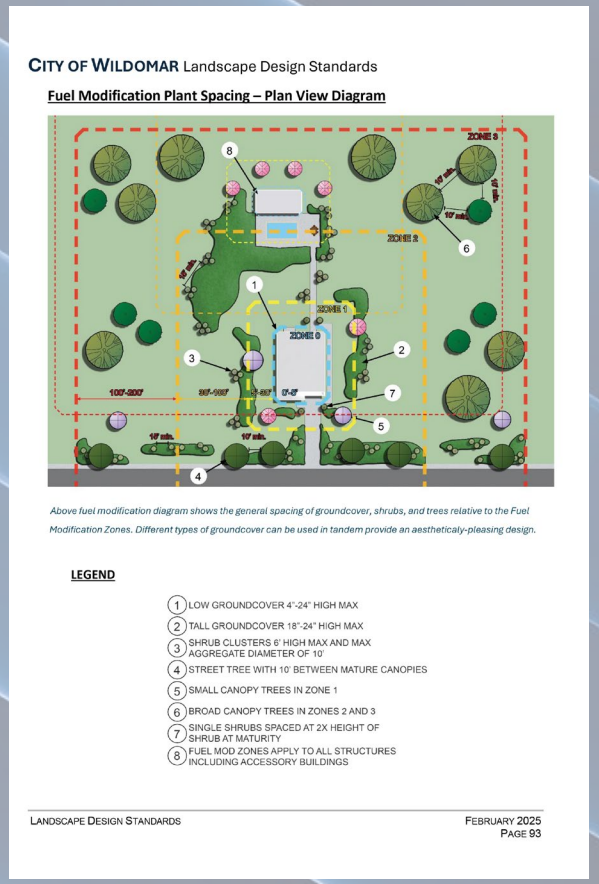
Landscape Design Standards And Guidelines

2025 Update

Graphic Guides & Diagrams



Sample Fuel Modification Planting Plan



CITY OF WILDOMAR Landscape Design Standards

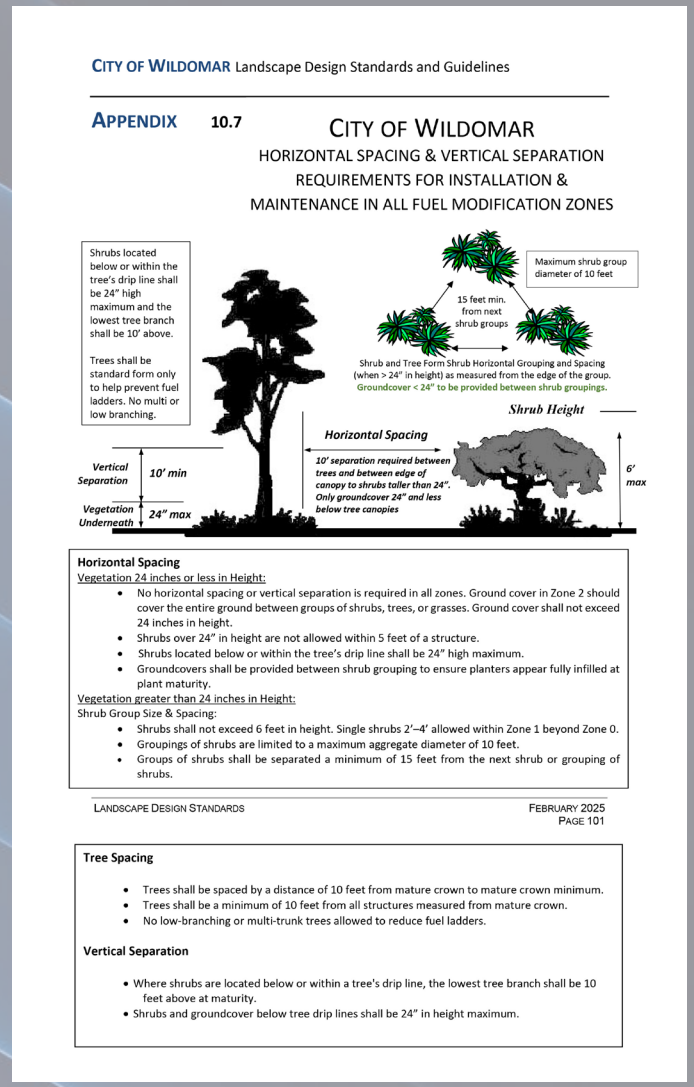
Fuel Modification Plant Spacing – Plan View Diagram

Above fuel modification diagram shows the general spacing of groundcover, shrubs, and trees relative to the Fuel Modification Zones. Different types of groundcover can be used in tandem provide an aesthetically-pleasing design.

LEGEND

1. LOW GROUNDCOVER 4"-24" HIGH MAX
2. TALL GROUNDCOVER 18"-24" HIGH MAX
3. SHRUB CLUSTERS 6' HIGH MAX AND MAX AGGREGATE DIAMETER OF 10'
4. STREET TREE WITH 10' BETWEEN MATURE CANOPIES
5. SMALL CANOPY TREES IN ZONE 1
6. BROAD CANOPY TREES IN ZONES 2 AND 3
7. SINGLE SHRUBS SPACED AT 2X HEIGHT OF SHRUB AT MATURITY
8. FUEL MOD ZONES APPLY TO ALL STRUCTURES INCLUDING ACCESSORY BUILDINGS

Fuel Modification Diagram Plant Spacing - Plan View



APPENDIX 10.7

CITY OF WILDOMAR

HORIZONTAL SPACING & VERTICAL SEPARATION REQUIREMENTS FOR INSTALLATION & MAINTENANCE IN ALL FUEL MODIFICATION ZONES

Horizontal Spacing

Vegetation 24 inches or less in Height:

- No horizontal spacing or vertical separation is required in all zones. Ground cover in Zone 2 should cover the entire ground between groups of shrubs, trees, or grasses. Ground cover shall not exceed 24 inches in height.
- Shrubs over 24" in height are not allowed within 5 feet of a structure.
- Shrubs located below or within the tree's drip line shall be 24" high maximum.
- Groundcovers shall be provided between shrub grouping to ensure planters appear fully infilled at plant maturity.

Vegetation greater than 24 inches in Height:

Shrub Group Size & Spacing:

- Shrubs shall not exceed 6 feet in height. Single shrubs 2'–4' allowed within Zone 1 beyond Zone 0.
- Groupings of shrubs are limited to a maximum aggregate diameter of 10 feet.
- Groups of shrubs shall be separated a minimum of 15 feet from the next shrub or grouping of shrubs.

Tree Spacing

- Trees shall be spaced by a distance of 10 feet from mature crown to mature crown minimum.
- Trees shall be a minimum of 10 feet from all structures measured from mature crown.
- No low-branching or multi-trunk trees allowed to reduce fuel ladders.

Vertical Separation

- Where shrubs are located below or within a tree's drip line, the lowest tree branch shall be 10 feet above at maturity.
- Shrubs and groundcover below tree drip lines shall be 24" in height maximum.

Vertical and Horizontal Separation Requirements

CITY OF WILDOMAR

Landscape Design Standards And Guidelines

2025 Update

Objective Design Standards (ODS) & Other Updates

What other updates occurred?

- *Object Design Standards developed to summarize code requirements and landscape standard requirements for different types of development in the City*
- *Objective Design Standards formatted as a Checklist that both Planning Staff and applicants can use to verify minimum landscaping requirements such as minimum landscape area, number of trees, and similar are met*
- *ODS Checklist will be used as part of the development process, to insure landscape requirements are met before projects reach entitlement*
- *The entire Landscape Standards document has been updated to include Hyperlinks - allowing users to "jump to" the information they are seeking in a quicker fashion*

CITY OF WILDOMAR

Landscape Design Standards And Guidelines
2025 Update

Conclusion

- *The Fuel Modification Standard update satisfies an urgent and previously unaddressed need for the City of Wildomar*
- *Provides residents, developers, and designing landscape professionals with the pertinent information to develop the City's future landscapes safely and inline with the City's vision*
- *Provides Planning and Fire Department plan reviewers with set criteria to evaluate conceptual and precise fuel modification plans, reducing subjectivity in plan reviews*
- *Future updates will be needed to address evolving fuel modification requirements, code, and Wildomar's needs*

- *A very special thank you to **Matt Bassi and Abdu Lachgar from Planning** & **David Young and Paul Leach from Wildomar Fire** for their input and time on this project, to the **City** for its continued partnership with Architerra, and to the **City Council** for your time today!*

CITY OF WILDOMAR
MEETING (CCR)
FUTURE AGENDA ITEMS

Meeting Date: March 12, 2025

SUBJECT: Future Agenda Items

SUBMITTED BY: Janet Morales

ACTION:

Title- Councilmember-Anticipated Date

1. Expand Pavement Management/Road Rehab Program for private and public roads - Marquez - TBD
2. Discuss restricting certain future uses on major corridors - Marquez - TBD
3. Street Lighting Options for neighborhoods that don't currently have lighting - Marquez - TBD
4. Discuss potential Public Safety Subcommittee - DePhillippo - TBD
5. Stream meetings to Facebook - Morabito - TBD
6. Park Rental Policy - Morabito - TBD
7. Adding Alternate Planning Commission Appointments - Morabito - TBD

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 1.1
Meeting Date: March 12, 2025

SUBJECT: Minutes - February 12, 2025 - Regular Meeting

SUBMITTED BY: Janet Morales, City Clerk

ACTION:
Approve the minutes as presented.

ATTACHMENTS:
1. 02-12-2025 Minutes

MINUTES
CITY OF WILDOMAR
CITY COUNCIL/CEMETERY DISTRICT
WEDNESDAY, FEBRUARY 12, 2025
COUNCIL CHAMBERS
23873 CLINTON KEITH ROAD SUITE 106
WILDOMAR, CA, 92595

Closed Session: 4:00 PM | Regular Session 6:00 PM

CALL TO ORDER – CLOSED SESSION - 4:00 P.M.

The Regular Closed Session was called to order by Mayor DePhillippo at 4:04 p.m.

ROLL CALL

Members in attendance: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, and Joseph Morabito

Members absent: Dustin Nigg

PUBLIC COMMENTS

There were no public comments.

CLOSED SESSION

The City Council will meet in closed session pursuant to the provisions of Government Code section 54957(b) regarding Public Employee Performance Evaluation.
Title: City Manager

The City Council will meet in closed session to hold a conference with its Labor Negotiator regarding Unrepresented Employee pursuant to Government Code 54957.6
Agency representative: Mayor Ashlee DePhillippo
Unrepresented employee: City Manager

RECONVENE INTO OPEN SESSION

The City Council reconvened into open session at 6:04 PM with all members present.

ANNOUNCEMENTS

City Attorney Jex stated there were no reportable actions.

ADJOURN CLOSED SESSION

There being no further business, Mayor DePhillippo adjourned the closed session at 6:04 PM.

CALL TO ORDER – REGULAR SESSION - 6:00 P.M.

The Regular Meeting of the Wildomar City Council was called to order by Mayor DePhillippo at 6:04 p.m.

ROLL CALL

Members in attendance: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, and Dustin Nigg

Members absent: None.

Staff in attendance: City Manager York, City Attorney Jex, City Clerk Morales, Community Services Director Torres, Administrative Services Director Schrader, Community Development Director Bassi, Economic Development Director Davidson, Public Works Director Farag, Finance Manager Jantz, Senior Planning Lachgar and Human Resources and Risk Manager Wolf.

FLAG SALUTE

The flag salute was led by former Planning Commissioner Arrin Banks.

PRESENTATIONS

1. Recognition of outgoing Mayor for 2024 - Bridgette Moore
2. Recognition: California Tap Company - postponed to March 2025
3. Proclamation: Planning Commissioners - Strong, Cambero, Banks
4. Recognition: General Plan Technical Advisory Committee Members

DEPARTMENT REPORTS

Police Department Quarterly Update

Fire Department Quarterly Update

Wildomar Library Quarterly Update

Public Works/Engineering Department Quarterly Report

PUBLIC COMMENTS

The following individuals provided public comment on items not on the agenda:

1. Jim Webster, resident.
2. Carly Valencia, resident.
3. Andy Morris, representing Elsinore Valley Municipal Water District.
4. Ruth Spathias, resident.

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Joseph Morabito to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

1) CONSENT CALENDAR

Councilmember Moore requested a staff presentation on agenda item # 1.7.

Moved by Bridgette Moore; seconded by Dustin Nigg to approve the Consent Calendar.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

1.1) City Council Minutes - December 9, 2024 - Special Meeting

Approved the minutes as presented.

1.2) City Council/Cemetery District Minutes - December 11, 2024

Approved the minutes as presented.

1.3) City Council/Cemetery District Minutes - January 15, 2025

Approved the minutes as presented.

1.4) January 2025 Warrant Register

Approved the following for Fiscal Year 2024/2025:

1. Warrant Register dated 1-9-2025 in the amount of $184,084.08
2. Warrant Register dated 1-15-2025 in the amount of $85,090.74
3. Warrant Register dated 1-16-2025 in the amount of $531,662.65
4. Warrant Register dated 1-23-2025 in the amount of $1,146,263.31
5. Warrant Register dated 1-30-2025 in the amount of $382,707.14
6. Wire Transfer Register dated 1-31-2025 in the amount of $30,223.92
7. Payroll Register dated 02-01-2025 in the amount of $411,673.13

1.5) December 2024 City Treasurers Report

Approved the Treasurer's Report for December 2024.

1.6) License Agreement with Van Engineering, Inc. for use of City property as a Temporary Construction Staging Area for the Palomar Street Widening and Cemetery Improvements Projects (CIP 028-2, 067-1)

Authorized the City Manager to execute the License Agreement with Van Engineering, Inc., to approve the use of City property as a temporary construction staging area for the Palomar Street Widening Cemetery Improvements Projects (CIP 028-2, 067-1)

1.7) Updating City's Conflict of Interest Code

Adopted a Resolution entitled:

RESOLUTION NO. 2025 - 05
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, UPDATING THE CITY'S CURRENT CONFLICT OF INTEREST CODE SET FORTH BY THE CALIFORNIA STATE FAIR POLITICAL PRACTICES COMMISSION FOR ELECTED OFFICIALS, BOARD AND COMMISSION MEMBERS AND EMPLOYEES OF THE CITY OF WILDOMAR

2) PUBLIC HEARINGS

2.1) <u>Consideration of Resolution of Necessity for Condemnation of Improved Property located at 23690 Bundy Canyon Road for the Bundy Canyon Road Improvement Project, Segment 2 (CIP 026-2)</u>

City Attorney Jex and Public Works Director Farag presented the staff report.

Moved by Dustin Nigg; seconded by Bridgette Moore to Find that on September 10, 2014, in accordance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines §15070, the City Council adopted Resolution 2014-048 certifying an Environmental Impact Report for the Project, and that on September 9, 2020, the City

Council adopted Resolution 2020-62, approving an Addendum to the Environmental Impact Report, and that no additional CEQA findings are required for the Project; and Adopt a Resolution entitled:

RESOLUTION NO. 2025 - 06
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR FINDING AND DETERMINING THAT THE PUBLIC INTEREST, CONVENIENCE AND NECESSITY REQUIRE THE ACQUISITION OF CERTAIN PROPERTY FOR PUBLIC PURPOSES

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

3) GENERAL BUSINESS

3.1) FY2024-25 Mid-Year Budget Report

Finance Manager Jantz presented the staff report.

Moved by Dustin Nigg; seconded by Bridgette Moore to Approve the Fiscal Year 2024-25 Mid-Year Budget Report, and adopt a Resolution entitled:

RESOLUTION NO. 2025 - 07
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WILDOMAR, CALIFORNIA, AUTHORIZING ADJUSTMENTS TO THE FY2024-25 BUDGETED REVENUES AND EXPENSES

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

3.2) FY2025-26 and FY2026-27 Biennial Budget Goals Discussion

Finance Manager Jantz presented the staff report.

George Cambero, resident, provided public comment.

The City Council received and filed the report and provided the following recommendations in addition to accepting the biennial budget goals:

1. Provide an additional line item for park funding
2. Increase tree trimming
3. Add a part-time code enforcement officer for weekend support
4. Implement a Military flag program
5. Veteran's Memorial
6. Public Safety Committee/ additional community involvement
7. Purchase paint for graffiti removal
8. I-15 on/off ramp beautification

3.3) FY2025-26 and FY2026-27 Biennial Budget Acceptance of City and Department Goals

Finance Manager Jantz presented the staff report.

The City Council received and filed the report and provided the following budget recommendations in addition to accepting the City and Department goals:

1. Update the City's Park Rental Policy
2. Crime-free multifamily housing
3. Economic Development "walkabouts"
4. Weed abatement on vacant parcels
5. Paint mixer for graffiti removal
6. Expand Homeless Outreach resources
7. "How-to" videos for the public
8. Parking Enforcement - requested more information
9. Street lighting on Bundy Canyon and along major traffic areas

3.4) Cannabis Code Changes Discussion (Future Agenda Item)

Community Development Director Bassi presented the report.

The City Council discussed and requested that staff bring forward an amendment to Ordinance 187, incorporating the following changes:

1. Increase the distance of a cannabis business from a residential zone to 600ft.
2. Add provision regarding no onsite consumption.
3. Update the distance of a cannabis business from a sensitive use to mirror the Alcohol Beverage Control requirements for tobacco/alcohol.
4. Eliminate the manufacturing, distribution, and testing of cannabis in the industrial zones.

3.5) Initiate Discussion Regarding Naming Criteria for Future Parks

Community Services Director Torres presented the staff report.

Moved by Dustin Nigg; seconded by Bridgette Moore to Appoint Councilmembers Moore and Morabito to an add hoc-subcommittee, to review and update the naming criteria for public

parks, facilities, and trails and bring back the updated policy to the City Council for approval.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

COUNCIL COMMUNICATIONS

The City Council members spoke regarding various committees, comm1ss1ons, and boards that they serve on locally and regionally and community events including:

1. Riverside Conservation Authority (RCA)
2. Riverside Transit Agency (RTA)
3. Riverside County Transportation Commission (RCTC)
4 League of California Cities
5. Southern California Association of Governments (SCAG)
6. Riverside County Habitat Conservation Agency (RCHCA)
7. Western Riverside Council of Governments (WRCOG)
8. Southwest Community Financing Authority (Animal Shelter)
9. Ad Hoc & Subcommittees
10. Community events
11. Regional events
12. Chamber of Commerce

CITY MANAGER REPORT

There was no city manager report.

FUTURE AGENDA ITEMS

Added:

Stream meetings to Facebook - Morabito
Park Rental Policy - Morabito
Adding Alternate Planning Commission Appointments - Morabito

ADJOURN THE CITY COUNCIL MEETING

There being no further business, Mayor DePhillippo adjourned the City Council Meeting at 9:39 p.m.

CALL TO ORDER THE WILDOMAR CEMETERY DISTRICT

The Regular Meeting of the Wildomar Cemetery District Meeting was called to order by Chair DePhillippo at 9:39 p.m.

ROLL CALL

Members in attendance: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, and Dustin Nigg

Members absent: None.

PUBLIC COMMENTS

There were no public comments.

BOARD COMMUNICATIONS

There were no board communications.

APPROVAL OF THE AGENDA AS PRESENTED

Moved by Dustin Nigg; seconded by Joseph Morabito to approve the agenda as presented.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

4) CEMETERY CONSENT CALENDAR

Moved by Dustin Nigg; seconded by Joseph Morabito to approve the Cemetery Consent Calendar.

Motion Approved: 5 - 0

Voting For: Ashlee DePhillippo, Carlos Marquez, Bridgette Moore, Joseph Morabito, Dustin Nigg
Voting Against: None
Abstain: None
Absent: None

4.1) City Council/Cemetery District Minutes - December 11, 2024

Approved the minutes as presented.

4.2) City Council/Cemetery District Minutes - January 15, 2025

Approved the minutes as presented.

4.3) January 2025 Cemetery Warrant Register

Approved the following for Fiscal Year 2024/2025

1. Warrant Register dated 1-9-2025 in the amount of $1,905.25
2. Warrant Register dated 1-15-2025 in the amount of $1,660.40
3. Warrant Register dated 1-23-2025 in the amount of $602.24
4. Warrant Register dated 1-30-2025 in the amount of $1,703.25

4.4) December 2024 Cemetery Treasurers Report

Approved the Treasurer's Report for December 2024.

5) CEMETERY PUBLIC HEARINGS

There were no items scheduled.

6) CEMETERY GENERAL BUSINESS

There were no items scheduled.

GENERAL MANAGER REPORT

There was no general manager report.

FUTURE AGENDA ITEMS

No future agenda items added.

ADJOURN THE WILDOMAR CEMETERY DISTRICT MEETING

There being no further business, Chair DePhillippo adjourned the Wildomar Cemetery District Meeting at 9:40 p.m.

Submitted by:

_____

Janet Morales, CMC
City Clerk

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 4.2
Meeting Date: March 12, 2025

SUBJECT: February 2025 Cemetery Warrant Register

SUBMITTED BY: Nicholas Neidiffer, Accountant I

PREPARED BY: Nicholas Neidiffer, Accountant I

ACTION:
Approve the following:

For Fiscal Year 2024/2025
1. Warrant Register dated 2-6-2025 in the amount of $951.48.
2. Warrant Register dated 2-13-2025 in the amount of $67.15.
3. Warrant Register dated 2-20-2025 in the amount of $3,951.22.
4. Warrant Register dated 2-27-2025 in the amount of $36.45.

SUMMARY:
February 2025 Cemetery Warrant Register

DISCUSSION:
The Wildomar Cemetery District requires that the Trustees audit payments of demands and direct the General Manager to issue checks. The Warrant Registers are submitted for approval.

FISCAL IMPACT:
These Warrant Registers will have a budgetary impact in the amount and fiscal year noted in the recommendation section of this report. These costs are included in the Fiscal Year 2024/25 Budgets.

ATTACHMENTS:
Warrant Register Cemetery 2.28.25.pdf

Transaction Name	Bill Date	Payment Date	Fund Line	Account Line	Amount (Debit)	Vendor	Memo
Bill #12004	1/21/2025	2/6/2025	300 - Cemetery	53024 53024 - Solid Waste	310.00	RIGHTWAY	(1) Septic Pump 21400 Palomar Street
Bill #8009674959	1/25/2025	2/6/2025	300 - Cemetery	52115 52115 - Professional and Contractual Services	123.74	STERICYCLE, INC	Contractual Shredding Svc
Bill #012725-7258	1/27/2025	2/6/2025	300 - Cemetery	53025 53025 - Electricity	207.74	EDISON	12/26/24-01/26/25 Elec 21400 Palomar (Cemetery)
Bill #6104213618	1/22/2025	2/13/2025	300 - Cemetery	53028 53028 - Communications	14.97	VERIZON WIRELESS	01/23/25/02/22/25 Data Int Chrg 0707
Bill #6104213618	1/22/2025	2/13/2025	300 - Cemetery	53028 53028 - Communications	52.18	VERIZON WIRELESS	01/23/25/02/22/25 Data Internet Charg 0986
Bill #12004 REISSUE	2/6/2025	2/6/2025	300 - Cemetery	53024 53024 - Solid Waste	310.00	RIGHTWAY	(1) Septic Pump 21400 Palomar Street
Bill #13420822	1/28/2025	2/20/2025	300 - Cemetery	53026 53026 - Water	976.36	ELSINORE VALLEY MUNICIPAL, WATER DISTRICT	12/16/24-01/16/25 Cemetery Water Services
Bill #411036	1/15/2025	2/20/2025	300 - Cemetery	52115 52115 - Professional and Contractual Services	452.18	RIGHTWAY SITE SERVICES, INC.	(2) Cemetery Restroom Maintenance/Service 1/03/25-2/09/25
Bill #641673	1/30/2025	2/20/2025	300 - Cemetery	52012 52012 - Supplies	532.66	TEMECULA VALLEY PIPE & SUPPLY	Facility Material
Bill #4219624571	1/30/2025	2/20/2025	300 - Cemetery	54010 54010 - Uniforms	139.32	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #4220343865	2/6/2025	2/20/2025	300 - Cemetery	54010 54010 - Uniforms	139.32	CINTAS CORPORATION	Staff Uniform & Towel Maintenance
Bill #9306987661	1/31/2025	2/20/2025	300 - Cemetery	52012 52012 - Supplies	141.38	CINTAS CORPORATION	SD Eyewash Service Agreement
Bill #2284	11/17/2024	2/20/2025	300 - Cemetery	52115 52115 - Professional and Contractual Services	1,300.00	DYLAN DIXON TREE SERVICES	Tree Trimming Services: Cinnamon Camphors
Bill #000902	2/5/2025	2/20/2025	300 - Cemetery	52115 52115 - Professional and Contractual Services	270.00	GOPHER SQUAD	Gopher Control - Wildomar Cemetary
Bill #18075184-022225	2/22/2025	2/27/2025	300 - Cemetery	52012 52012 - Supplies	36.45	SPARKLETTS	Cemetery Drinking Water Through 2/22/25
				Total:	**5,006.30**		

CITY OF WILDOMAR
MEETING (CCR)
CONSENT CALENDAR
Agenda Staff Report # 4.3
Meeting Date: March 12, 2025

SUBJECT: January 2025 Cemetery Treasurers Report

SUBMITTED BY: Adam Jantz, Finance Manager

PREPARED BY: Adam Jantz, Finance Manager

ACTION:
Approve the Treasurer's Report for January 2025.

SUMMARY:
January 2025 Cemetery Treasurer's Report

DISCUSSION:
Attached is the Treasurer's Report for Cash and Investments for the month of January 2025.

FISCAL IMPACT:
This is only a report of balances for the Cemetery and therefore has no fiscal impact.

ACCOUNT CODE:
300-1011
301-1011

ATTACHMENTS:
January 2025 Cemetery Treasurer's Report.pdf

WILDOMAR CEMETERY DISTRICT
TREASURER'S REPORT FOR
CASH AND INVESTMENT PORTFOLIO
January 2025

DISTRICT INVESTMENT

FUND	ISSUER	BOOK VALUE	FACE VALUE	MARKET VALUE	PERCENT OF PORTFOLIO	DAYS TO MAT.	STATED RATE
301	CAMP POOL	$ 438,588.27	$ 438,588.27	$ 438,588.27	28.93%	N/A	4.550%
300	CAMP MANAGED ACCOUNT	$ 1,064,420.84	$ 1,064,420.84	$ 1,077,264.80	71.07%	869	4.440%
	TOTAL	$ 1,503,009.11	$ 1,503,009.11	$ 1,515,853.07	100.00%		

FUND	ISSUER	BEGINNING BALANCE	+ DEPOSITS/ PURCHASES	+ INTEREST DEPOSITED	WITHDRAWALS/ SALES/ MATURITIES	ENDING BALANCE	STATED RATE
301	CAMP POOL	$ 436,899.45	$ -	$ 1,688.82	$ -	$ 438,588.27	4.550%
300	CAMP MANAGED ACCOUNT	$ 1,061,996.15	$ -	$ 2,424.69	$ -	$ 1,064,420.84	4.440%
	TOTAL	$ 1,498,895.60	$ -	$ 4,113.51	$ -	$ 1,503,009.11	

In compliance with the California Code Section 53646, as City Treasurer for the Wildomar Cemetery District, I hereby certify that sufficient investment liquidity and anticipated revenues are available to meet the District's expenditure requirements for the next six months.

I also certify that this report reflects all Government Agency pooled investments and all of the District's Bank Balances.

Heidi Schrader
Heidi Schrader
City Treasurer

2/10/2025
Date

CITY OF WILDOMAR
MEETING (CCR)
GENERAL BUSINESS
Agenda Staff Report # 6.1
Meeting Date: March 12, 2025

SUBJECT: Review of Gravesite and Saturday Cemetery Services

SUBMITTED BY: Daniel Torres, Community Services Director

ACTION:
Receive the report and provide staff direction on any future changes to services.

SUMMARY:
The Wildomar Cemetery District is governed by a Board of Trustees, which is empowered by the California Health and Safety Code and other California statutes to adopt rules and regulations. The District's current rules and regulations have remained unchanged since April 2019, when Saturday services were permitted, and since 2006, when the Board required all services to be held in the staging area. This report will address considerations related to these services, including potential impacts, feasibility, and the option for the Board to request operational adjustments.

BACKGROUND:
The Wildomar Cemetery District was established in 1898 and is a public cemetery operating under the California Health and Safety Code. The Cemetery provides pre-need and interment services to the district's residents, property taxpayers, family members of a District resident or property owner, and family members of a person already interred in the District Cemetery.

DISCUSSION:
The Wildomar Cemetery District operates Monday through Friday, offering interment services from 8:00 a.m. to 3:00 p.m. Historically, Saturday services were only approved by the General Manager under exceptional circumstances, contingent upon urgency and staff availability. Although less frequent, requests for Saturday services remained consistent among district residents. In April 2019, a resolution was adopted to establish Saturday service fees, ensuring the district could accommodate these requests while covering associated staffing costs. Subsequently, in August 2021, the Board of Trustees implemented a standardized schedule of user fees, incorporating an annual CPI adjustment. As of the most recent update, the fee for Saturday services is $887.00. Table - 1 below shows the number of Total interments with the amount of Friday and Saturday Services provided within the past two fiscal years.

Table - 1

District Interment Services	Total	Friday	Saturday
FY 22/23	49	19	1
FY 23/24	35	15	2
FY 24/25*	29	7	0

** Listed interments are from July 1, 2024, to February 28, 2025.*

The Wildomar Cemetery District has followed its current standard interment procedures since January 1, 2006. These services include a memorial gathering and the burial process.

For cremation and casket memorial services, a designated staging area is set up inside the large green gazebo located on the northeastern side of the developed cemetery grounds. Memorial services can begin as early as 8:00 a.m. The staging area includes a mobile casket-lowering device, a podium, and chairs for attendees. All memorial services must conclude by noon to allow cemetery staff sufficient time to proceed with the burial and dismantle the staging arrangements. Once the service concludes, all attendees are required to leave the cemetery grounds so staff can transition to the grave site for the interment process.

During the memorial service, the grave site remains covered and is only opened after the cemetery gates are fully closed.

For casket burials, the following procedure is followed:

- Preparation of the Grave Site – Once the grave site is opened, the base (flooring) of the plastic vault is placed.
- Positioning of the Lowering Device – Rails are installed over the grave site to support the mobile casket-lowering device.
- Casket Placement – The casket is transported to the grave site using the mobile lowering device and positioned over the plot.
- Lowering the Casket – The casket is carefully lowered into the prepared site.
- Vault Placement – After the casket is securely in place, the lowering device and rails are removed, and the plastic vault is installed to complete the burial process.
- Burial Process - With the vault in place, staff operates the backhoe to transfer dirt to the plot, providing multiple levels of compaction.
- Grass and Flower Placement—The final phase of interment services involves placing grass and any flower arrangements left on the grave site.

Prior to the current standard set in 2006, interment services allowed for memorial gatherings to be staged either inside the green gazebo or directly at the grave site. If the service was conducted at the grave site, certain factors, such as weather conditions and accessibility, determined the specific procedures.

For memorial services held at the grave site:

- A mobile green awning was set up over the area to provide cover in case of inclement weather.
- Chairs were arranged based on the entry points and accessibility needs of attendees. Attendee accommodations varied based on plot location and surroundings.
- Before any attendees arrived, the grave site was opened, and a ground-level lowering

device was positioned over the open plot.

During the memorial service, cemetery staff remained nearby to provide oversight and assistance as needed. Upon the conclusion of the memorial service:

- Attendees were allowed to stay on-site to witness the lowering of the casket.
- After the casket was lowered, attendees were required to vacate the cemetery grounds.
- Cemetery staff then proceeded with dismantling the staging area, completing the vault placement and burial process, and finalizing the interment by covering the site with grass and arranging flowers.

This previous process provided flexibility in staging locations and allowed attendees to remain present for the initial stages of the burial. However, it required more logistical adjustments based on site conditions, weather, and staffing availability. To ensure a more consistent and efficient experience for families while maintaining operational effectiveness, the Board of Trustees made the thoughtful decision to standardize all interment services within the designated staging area.

FISCAL IMPACT:
There is no anticipated fiscal impact associated with the discussion of current services. However, if the Board decides to modify standard practices, there may be financial implications, particularly changes necessitating an increase in staffing levels, which could result in a higher appropriation requirement.

ATTACHMENTS:
Attachment - 1 Gravesite and Saturday Cemetery Services-Presentation.pdf

Gravesite and Saturday

Cemetery Services

Overview

Interment Services Operating Hours:

Monday - Friday, 8:00 a.m. - 3:00 p.m.

Saturday Service provided dependent on staff availability

Saturday Services

- Historical Approval of Saturday Services (by General Manager, exceptional cases)
- April 2019: Resolution adopted to establish Saturday service fees
- Purpose: Accommodate requests & cover staffing costs
- August 2021: Board of Trustees implemented user fee schedule with annual CPI adjustment
- Current Saturday Service Fee: $887.00

WHEREAS, The Board of Trustees has acknowledged that sometimes an exception can be made to have an internment service on a Saturday

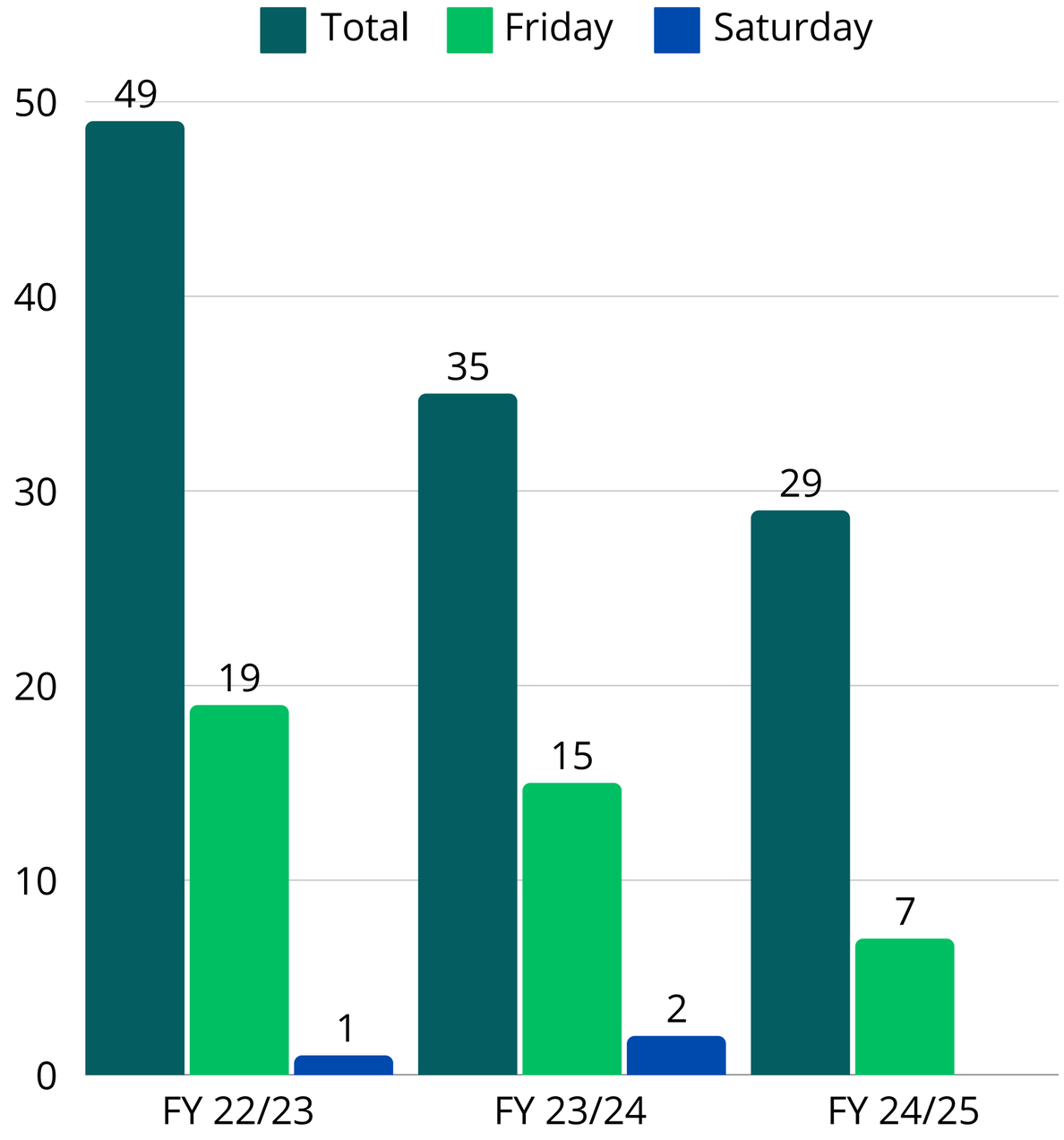
District Interment Services

FY 22/23
39% of services are held on Friday

FY 23/24
43% of services are held of Friday

FY 24/25
24% of services are held on Friday

Listed interments: July 1, 2024, to February 28, 2025.



Standard Interment Procedures (Since January 1, 2006)

- Interment services may include both memorial and burial processes.
- The green gazebo is used for cremation and casket memorial services
- Services start as early as 8:00 a.m. and must conclude by noon
- Attendees exit the cemetery before the grave site is opened
- Standardized process ensures smooth operations & efficiency

Casket Burial Process

Site Preparation & Casket Placement

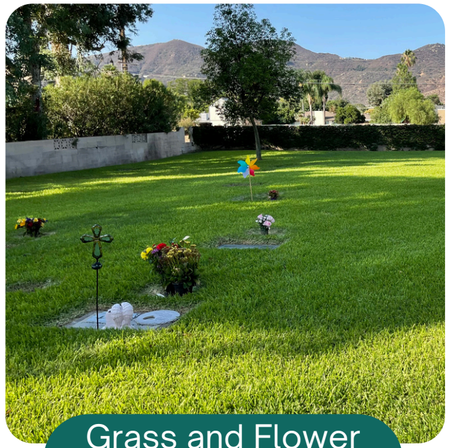
Grave site is opened, mobile lowering device transports casket to plot location.

Lowering & Vault Placement

Casket is carefully lowered and secured in place. The lowering device removed and the plastic vault is installed.

Burial Process

With the vault in place, staff operates the backhoe to transfer dirt to the plot, providing multiple levels of compaction



Grass and Flower Placement

The final phase of interment services involves placing grass and any flower arrangements left on the grave site.

Historical Interment Procedures (Pre-2006)

- Memorial gatherings held at gazebo or grave site
- Gravesite services varied based on weather and accessibility
- Mobile green awning for weather protection
- Chairs arranged based on location and attendee needs
- Attendees could witness the lowering of the casket

Challenges with Pre-2006 Process

Decision to standardize services in designated staging area for consistency & efficiency

Weather Unpredictability

Logistical Adjustments

Staffing constraints

Conclusion

There are benefits of standardization:

Operational efficiency

Consistent experience

QUESTIONS?

CITY OF WILDOMAR
MEETING (CCR)
FUTURE AGENDA ITEMS

Meeting Date: March 12, 2025

SUBJECT: Future Agenda Items - Cemetery

SUBMITTED BY: Janet Morales

ACTION:

Title- Councilmember-Anticipated Date

1. ~~Discuss Weekend Services - Nigg - Mar 2025~~
2. ~~Discuss Grave Site Services - Nigg - Mar 2025~~

STATE OF CALIFORNIA
AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

Assembly Bill No. 2561

CHAPTER 409

An act to add Section 3502.3 to the Government Code, relating to public employment.

[Approved by Governor September 22, 2024. Filed with Secretary of State September 22, 2024.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2561, McKinnor. Local public employees: vacant positions.

Existing law, the Meyers-Milias-Brown Act (act), authorizes local public employees, as defined, to form, join, and participate in the activities of employee organizations of their own choosing for the purpose of representation on matters of labor relations. The act requires the governing body of a public agency to meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations and to consider fully presentations that are made by the employee organization on behalf of its members before arriving at a determination of policy or course of action.

This bill would, as specified, require a public agency to present the status of vacancies and recruitment and retention efforts at a public hearing at least once per fiscal year, and would entitle the recognized employee organization to present at the hearing. If the number of job vacancies within a single bargaining unit meets or exceeds 20% of the total number of authorized full-time positions, the bill would require the public agency, upon request of the recognized employee organization, to include specified information during the public hearing. By imposing new duties on local public agencies, the bill would impose a state-mandated local program. The bill would also include related legislative findings.

The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.

This bill would make legislative findings to that effect.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement shall be made pursuant to these statutory provisions for costs mandated by the state pursuant to this act, but would recognize that a local agency or school district may pursue any available remedies to seek reimbursement for these costs.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares as follows:

(a) Job vacancies in local government are a widespread and significant problem for the public sector affecting occupations across wage levels and educational requirements.

(b) High job vacancies impact public service delivery and the workers who are forced to handle heavier workloads, with understaffing leading to burnout and increased turnover that further exacerbate staffing challenges.

(c) There is a statewide interest in ensuring that public agency operations are appropriately staffed and that high vacancy rates do not undermine public employee labor relations.

SEC. 2. Section 3502.3 is added to the Government Code, to read:

3502.3. (a) (1) A public agency shall present the status of vacancies and recruitment and retention efforts during a public hearing before the governing board at least once per fiscal year.

(2) If the governing board will be adopting an annual or multiyear budget during the fiscal year, the presentation shall be made prior to the adoption of the final budget.

(3) During the hearing, the public agency shall identify any necessary changes to policies, procedures, and recruitment activities that may lead to obstacles in the hiring process.

(b) The recognized employee organization for a bargaining unit shall be entitled to make a presentation at the public hearing at which the public agency presents the status of vacancies and recruitment and retention efforts for positions within that bargaining unit.

(c) If the number of job vacancies within a single bargaining unit meets or exceeds 20 percent of the total number of authorized full-time positions, the public agency shall, upon request of the recognized employee organization, include all of the following information during the public hearing:

(1) The total number of job vacancies within the bargaining unit.

(2) The total number of applicants for vacant positions within the bargaining unit.

(3) The average number of days to complete the hiring process from when a position is posted.

(4) Opportunities to improve compensation and other working conditions.

(d) This section shall not prevent the governing board from holding additional public hearings about vacancies.

(e) The provisions of this section are severable. If any provision of this section or its application is held invalid, the invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(f) For purposes of this section, “recognized employee organization” has the same meaning as defined in subdivision (a) of Section 3501.

SEC. 3. The Legislature finds and declares that Section 2 of this act, which adds Section 3502.3 to the Government Code, furthers, within the

meaning of paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the purposes of that constitutional section as it relates to the right of public access to the meetings of local public bodies or the writings of local public officials and local agencies. Pursuant to paragraph (7) of subdivision (b) of Section 3 of Article I of the California Constitution, the Legislature makes the following findings:

It is in the public interest, and it furthers the purposes of paragraph (7) of subdivision (b) of Section (3) of Article I of the California Constitution, to ensure that information concerning public agency employment is available to the public.

SEC. 4. No reimbursement shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code for costs mandated by the state pursuant to this act. It is recognized, however, that a local agency or school district may pursue any remedies to obtain reimbursement available to it under Part 7 (commencing with Section 17500) and any other law.

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